



**CITY OF MONTEBELLO
CITY COUNCIL
REGULAR MEETING**

WEDNESDAY, FEBRUARY 25, 2026 AT 6:00 PM

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA**

CITY COUNCIL

Georgina Tamayo, Mayor
Danielle Romero, Mayor Pro Tem
Scarlet Peralta, Councilmember
Ric Alonzo, Councilmember
Salvador Melendez, Councilmember

CITY MANAGER

Raul Alvarez

CITY TREASURER

David Matanga

CITY ATTORNEY

Arnold M. Alvarez-Glasman

CITY CLERK

Christopher Jimenez

DEPARTMENT HEADS

Assistant City Manager
Fire Chief
Police Chief
Director of City Clerk Services
Director of Finance
Director of Human Resources
Director of Planning/Community Development
Director of Public Works
Director of Recreation and Community Services
Director of Transportation

Angelica Palmeros
Fernando Pelaez
Luis Lopez
Kimberly Guillen
Michael Solorza
Ramon Figueroa
Joseph Palombi
Cesar Roldan
David Sosnowski
John Soria

NOTICES

This City Council Meeting ("Council") will be held in person and will meet at **City Hall – City Council Chambers, 1600 West Beverly Boulevard, Montebello, California.** The meeting will be live streamed and can be watched on the City's website and YouTube Channel via the following link: <https://www.montebelloca.gov>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact the Administration Office at (323) 887-1437 Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact the City Clerk's office 72 hours before this meeting. **Si necesita servicios de traducción, comuníquese con la Oficina del Secretario Municipal 72 horas antes de esta reunión.** 如果您需要翻译服务, 请在会议前 72 小时联系市书记员办公室.

RULES OF DECORUM:

Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

PUBLIC COMMENTS:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the City Council meetings, you may address the City Council ***in person only the day of the meeting.*** Speakers will be required to fill out a speaker card provided at the door and submit it to City Clerk staff prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received. ***Closed Session begins at 6:00 p.m. and Regular Session begins at 7:00 p.m.***

AGENDA MATERIALS: The agenda and/or agenda packet are available for public inspection at City's website at: [Agendas, Minutes, and Videos](#),

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

OPENING CEREMONIES

CALL TO ORDER - 6:00 P.M.

ROLL CALL

ANNOUNCEMENT OF CLOSED SESSION ITEMS

PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At this time, the public may submit a speaker card to the City Clerk staff for Closed Session items, prior to the beginning of this statement. Speakers will be called in the order received. Please be aware that the maximum time allotted for members of the public to speak on Closed Session items shall not exceed three (3) minutes per person. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor and City Council.

CLOSED SESSION

The City Attorney shall provide a briefing on the item listed for Closed Session as follows:

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
A. Rojas v. City of Montebello
Case No. ADJ16740655
2. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
S. Cox v. City of Montebello
Case No. ADJ10983426, ADJ20098153
3. **CONFERENCE WITH LEGAL COUNSEL – SIGNIFICANT EXPOSURE TO LITIGATION**
Government Code Section 54956.9(d)(2)
Claim No: GHC0093007
Claim for Damages for Jimmy Tilmon, Jr.
4. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Government Code Section 54956.9(d)(2)
Significant exposure to litigation in one matter

REGULAR SESSION - 7:00 P.M.

CLOSED SESSION REPORT

INVOCATION

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA - CITY MANAGER

CEREMONIAL ITEMS/PRESENTATIONS

5. **PRESENTATION BY THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS**

6. CITIZEN OF THE MONTH - EMILIA ALVAREZ
7. CERTIFICATE OF RECOGNITION FOR MONTEBELLO INDIANS YOUTH FOOTBALL AND CHEER TEAM
8. PROCLAMATION FOR OPERATION DESERT STORM 35TH ANNIVERSARY
9. PROCLAMATION FOR BLACK HISTORY MONTH

PUBLIC COMMENTS ON NON-AGENDA ITEMS (30 MINUTES)

At this time, the public may submit speaker card(s) to the City Clerk staff, for both agenda and non-agenda items, prior to the beginning of this statement; Public Hearing items do not require a speaker card.

The City Council will address non-agenda items during this section and speakers will be called in the order received. Those persons not accommodated during this 30-minute period will have an opportunity to speak under "Public Comments – Continued", after all scheduled matters have been considered. **Public Hearing, Regular Business and/or Consent Calendar items will be addressed at the time that matter of business is heard, in the order received.**

Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor and City Council.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

PUBLIC HEARING

10. **INTRODUCE AND WAIVE FIRST READING OF ORDINANCE NOS. 2487, 2488, 2489, AND 2490, AMENDING PROVISIONS OF TITLE 17 (ZONING) OF THE CITY OF MONTEBELLO MUNICIPAL CODE, RELATED TO MIXED-USE DEVELOPMENT STANDARDS, OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS, SITE PLAN REVIEW STANDARDS, AND ADOPT RESOLUTION NO. 26-09 APPROVING THE CORRESPONDING AMENDMENTS TO THE ZONING MAP CONSISTENT WITH THE MONTEBELLO 2040 GENERAL PLAN AND THE CITY'S HOUSING ELEMENT**

RECOMMENDATION: It is recommended that the City Council:

1. Introduce and waive first reading of Ordinance No. 2487, amending Chapter 17.22 titled Commercial Zones Generally of the Montebello Municipal Code ("MMC") to establish new mixed-use development standards applicable to the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts, along with related updates incorporating mixed-use development provisions into Chapter 17.22; and
2. Introduce and waive first reading of Ordinance No. 2488, amending Title 17 – Zoning of the MMC to establish Chapter 17.21 titled Objective Design Standards, to provide new objective design standards for residential and mixed-use development projects; and
3. Introduce and waive first reading of Ordinance No. 2489, amending Chapter 17.74 titled Site Plan Review of the MMC to update thresholds for when a site plan review is required, remove provisions that allow the combination of multiple discretionary entitlement approvals under a single application, and include an exception that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially; and
4. Introduce and waive first reading of Ordinance No. 2490, approving the rezoning of certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029); and
5. Adopt Resolution No. 26-09 approving an amendment to the City's Zoning Map to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029), and
6. Determine and find that the proposed amendments to Title 17 of the MMC and the Zoning Map are within the scope of, and consistent with, the 2040 General Plan, for which the City Council certified a Final Environmental Impact Report ("Final EIR") on April 10, 2024 (State Clearinghouse No.2023050665), in compliance with the California Environmental Quality Act ("CEQA"), and
7. Take such additional, related, action that may be desirable.

REGULAR BUSINESS**11. AWARD AGREEMENT NO. 4470 TO ALL AMERICAN ASPHALT FOR FISCAL YEAR 2025-26 SB1 RUBBERIZED ASPHALT STREET ENHANCEMENT PROJECT (CP 944)**

RECOMMENDATION: It is recommended that the City Council:

1. Award Agreement No. 4470 to All American Asphalt for the Fiscal Year 2025-26 SB1 Rubberized Asphalt Street Enhancement Project – CP 944 as the lowest, most responsive and responsible bidder for the amount of Two Million, Eight-Hundred Forty-Four Thousand, Four Hundred Dollars (\$2,844,400); and
2. Approve a 10% construction contingency in the amount of \$284,440; and
3. Authorize the City Clerk's Office to release all-other bidder's bonds; and
4. Authorize the City Manager to execute the Agreement (attached hereto in substantial form) and all applicable change orders in good faith; and
5. Take such additional, related action that may be desirable.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a member wishes to discuss, including any items the public submitted speaker cards for, should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any Ordinance.

12. APPROVE AGREEMENT NO. 4463 WITH THE CITY OF SOUTH PASADENA FOR THE BILL OF SALE AND RELEASE OF LIABILITY FOR THE TRANSFER OF OWNERSHIP OF THE ACCELERANT DETECTION CANINE "DELTA"

RECOMMENDATION: It is recommended that the City Council:

1. Approve Agreement No. 4463 with the City of South Pasadena for the Bill of Sale and Release of Liability for the transfer of ownership of the Accelerant Detection Canine (ADC) "Delta"; and
2. Take such additional, related action that may be desirable.

13. APPROVE AGREEMENT NO. 4464 BETWEEN THE CITY OF MONTEBELLO AND THE COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES FOR ACCEPTANCE OF MEASURE B GRANT FUNDING

RECOMMENDATION: It is recommended that the City Council:

1. Approve Agreement No. 4464 between the City of Montebello and the County of Los Angeles Department of Health Services for acceptance of one-time Measure B grant funding in an amount not to exceed \$50,000; and
2. Authorize the City Manager to execute Agreement No. 4464 and any related documents necessary to accept the grant; and
3. Approve appropriation of grant funds by increasing appropriations by \$50,000 in Account No.265-85-868-6000.50 (Grants, Fire Department, Measure B - LA County EMS, Supplies Medical [Expenditures]) and \$50,000 in Account No. 265-99-4198.29 (Grants, Misc Grants - Measure B - LA County EMS [Revenue]); and
4. Take such additional, related action that may be desirable.

14. APPROVE AMENDMENT NO. 1 TO AGREEMENT NO. 4371 WITH CEM CONSTRUCTION CO. FOR THE DOWNTOWN SEWER REPLACEMENT PROJECT (CP NO. 919)

RECOMMENDATION: It is recommended that the City Council:

1. Authorize the City Manager to execute Amendment No. 1 to Agreement No. 4371 with the CEM Construction Corp. to extend the term of the agreement from February 13, 2026, to June 30, 2026; and
2. Authorize the City Manager to execute all applicable exhibits and forms that accompany the amended agreement in good faith; and
3. Take such additional, related action that may be desirable.

15. 10-DAY REPORT ON CITY OF MONTEBELLO'S INTERIM ZONING CONTROLS FOR DATA CENTERS (URGENCY ORDINANCE NO. 2491 – AMENDING TITLE 17) PER GOVERNMENT CODE SECTION 65858(d)

RECOMMENDATION: It is recommended that the City Council:

1. Receive, file, and issue a 10-day report on Urgency Ordinance No. 2491 which enacted a 45-day moratorium on Data Centers, which include but are not limited to AI data centers, hyperscale data centers, or any similar data center ("Data Centers") uses Citywide as required under Government Code Section 65858(d); and
2. Take such additional and/or related action that may be desirable.

16. APPROVE PURCHASE OF A TRAFFIC UNIT VEHICLE FOR THE MONTEBELLO POLICE DEPARTMENT USING CALIFORNIA HIGHWAY PATROL (CHP) CANNABIS TAX GRANT FUND PROGRAM (CTGFP) FUNDING

RECOMMENDATION: It is recommended that the City Council:

1. Approve purchase of one (1) vehicle for the Montebello Police Department using California Highway Patrol (CHP) Cannabis Tax Fund Grant Program (CTFGP) by utilizing the procurement exemption under Montebello Municipal Code Section 3.20.050(D); and
2. Authorize the City Manager to execute all necessary documents related to the vehicle purchase; and
3. Take such additional, related, action that may be desirable.

17. RECEIVE AND FILE MEMORANDUM OF UNDERSTANDING FILE NO. 26-01, IN A FORM APPROVED BY THE CITY ATTORNEY, WITH THE COUNTY OF LOS ANGELES AND THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY FOR LEAD-FREE HOMES LA PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Receive and file Memorandum of Understanding (MOU) File No. 26-01; and
2. Take such additional, related action that may be desirable.

18. APPROVAL OF MINUTES: JANUARY 28, 2026, CITY COUNCIL MEETING; FEBRUARY 11, 2026, CITY COUNCIL MEETING

RECOMMENDATION: It is recommended that the City Council:

1. Approve said Minutes as is.

19. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 26-10 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED FEBRUARY 25, 2026.

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-10 approving the Warrant Register dated February 25, 2026.

PUBLIC COMMENTS - CONTINUED

AB 1234 TRAVEL REPORTS

Members will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

COUNCIL/AGENCY ORALS

Announcements and requests for future agenda items.

- **Salvador Melendez, Councilmember**
- **Ric Alonzo, Councilmember**

- Danielle Romero, Mayor Pro Tem
- Scarlet Peralta, Councilmember
- Georgina Tamayo, Mayor

CLOSED SESSION - CONTINUED

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on March 11, 2026, at 6:00 p.m.**, which can be live-streamed at <https://www.montebellocal.gov> (Click on Live Stream).

I, Kimberly Guillen, Director of City Clerk Services for the City of Montebello, hereby certify that a copy of this agenda has been posted on or before **Sunday, February 22, 2026, no later than 6:00 p.m.**



Kimberly Guillen, Director of City Clerk Services

EXHIBIT - CITY OF MONTEBELLO FORECASTED AGENDA

Please note, the attached exhibit is a draft version that is to be used for reference purposes only; agenda items, information, and dates are subject to change. The exhibit will be placed at the end of the Agenda Packet.

- **CITY OF MONTEBELLO FORECASTED AGENDA**



ITEM # 10

**CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and City Council Members

FROM: Raul Alvarez, City Manager

BY: Joseph Palombi, Director of Planning & Community Development

SUBJECT: INTRODUCE AND WAIVE FIRST READING OF ORDINANCE NOS. 2487, 2488, 2489, AND 2490, AMENDING PROVISIONS OF TITLE 17 (ZONING) OF THE CITY OF MONTEBELLO MUNICIPAL CODE, RELATED TO MIXED-USE DEVELOPMENT STANDARDS, OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS, SITE PLAN REVIEW STANDARDS, AND ADOPT RESOLUTION NO. 26-09 APPROVING THE CORRESPONDING AMENDMENTS TO THE ZONING MAP CONSISTENT WITH THE MONTEBELLO 2040 GENERAL PLAN AND THE CITY'S HOUSING ELEMENT

DATE: February 25, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Introduce and waive first reading of Ordinance No. 2487, amending Chapter 17.22 titled Commercial Zones Generally of the Montebello Municipal Code ("MMC") to establish new mixed-use development standards applicable to the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts, along with related updates incorporating mixed-use development provisions into Chapter 17.22; and
2. Introduce and waive first reading of Ordinance No. 2488, amending Title 17 – Zoning of the MMC to establish Chapter 17.21 titled Objective Design Standards, to provide new objective design standards for residential and mixed-use development projects; and
3. Introduce and waive first reading of Ordinance No. 2489, amending Chapter 17.74 titled Site Plan Review of the MMC to update thresholds for when a site plan review is required, remove provisions that allow the combination of multiple discretionary entitlement approvals under a single application, and include an exception that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially; and

4. Introduce and waive first reading of Ordinance No. 2490, approving the rezoning of certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029); and
5. Adopt Resolution No. 26-09 approving an amendment to the City's Zoning Map to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029), and
6. Determine and find that the proposed amendments to Title 17 of the MMC and the Zoning Map are within the scope of, and consistent with, the 2040 General Plan, for which the City Council certified a Final Environmental Impact Report ("Final EIR") on April 10, 2024 (State Clearinghouse No.2023050665), in compliance with the California Environmental Quality Act ("CEQA"), and
7. Take such additional, related, action that may be desirable.

FISCAL IMPACT:

The recommended actions do not have a fiscal impact.

BACKGROUND/DISCUSSION:

On June 22, 2022, the City Council adopted the City's Housing Element (6th Cycle, 2021-2029), and subsequently was certified by the California Department of Housing and Community Development ("HCD") on July 11, 2022.

On April 10, 2024, the City Council adopted the Montebello 2040 General Plan and the Downtown Montebello Specific Plan and certified a Final Environmental Impact Report ("Final EIR") for both documents. The Montebello 2040 General Plan Update establishes the City's long-term vision, goals, and policies to guide future development throughout the City.

As part of an extensive community engagement conducted from October 2020 through February 2024, approximately 31 public outreach activities were held in connection with the 2040 General Plan, Bike Plan, and Downtown Specific Plan. These community engagement efforts included 12 meetings before the decision-making bodies, 19 public workshops/focus group meetings, and two (2) separate surveys. The Montebello 2040 General Plan reflects input received from the community, stakeholders, and all who participated in the process. Through this community-based and collaborative approach, the General Plan has been designed to represent the interests and feedback of the community and to guide Montebello forward with a vision that supports progressive growth while preserving and enhancing the City's quality of life.

The proposed text code amendments are a matter of citywide importance and are necessary to preserve and protect public peace, health, safety, and welfare. These amendments serve as a critical implementation tool for the City's Sixth Cycle Housing Element and the Montebello 2040 General Plan by ensuring that adopted goals and policies are realized through corresponding regulatory updates. The amendments

advance the City's housing and land use commitments by establishing new zoning classifications consistent with the City's mixed-use standards, codifying Objective Design Standards for residential and mixed-use developments, removing regulatory constraints, streamlining development review processes, and improving consistency with recently enacted State housing legislation. To ensure full alignment with the goals, objectives, and policies of the General Plan and Housing Element, City staff is proposing amendments to the MMC as outlined below.

1. **Chapter 17.22 - Commercial Zones Generally:** Add Sections 17.22.220 through 17.22.240 to establish new mixed-use development standards applicable to the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts, along with related updates incorporating mixed-use development provisions into Chapter 17.22.
2. **"New" Chapter 17.21 – Objective Design Standards:** Establish a new chapter within the MMC to provide objective design standards for residential and mixed-use development projects.
3. **Chapter 17.74 – Site Plan Review:** Update thresholds for when a site plan review is required, remove provisions that allow the combination of multiple discretionary entitlement approvals under a single application, and include an exception that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially.
4. **Rezoning and Zoning Map Update:** Approve a Zone Change and amend the City's Zoning Map to rezone certain properties to ensure general consistency with the land use designations established by the Montebello 2040 General Plan, specifically the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029).

On February 10, 2026, the Planning Commission held a duly noticed public hearing to consider proposed amendments to the City's Zoning Code (Title 17 of the Montebello Municipal Code), including revisions to the Zoning Map. Following the Planning Commission's independent review, consideration, and analysis of the staff report and all information presented, the Planning Commission voted unanimously to adopt Planning Commission Resolution No. 02-26, recommending that City Council adopt Ordinance Nos. 2487, 2488, 2489, 2490 amending various provisions of Title 17 of the Montebello Municipal Code and approving amendments to the City's Zoning Map. Resolution No. 02-26 is attached hereto as Attachment F and incorporated herein by reference.

ENVIRONMENTAL:

The proposed amendments to Title 17 of the Montebello Municipal Code and the Zoning Map are consistent with the 2040 General Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No. 2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental impacts of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

The 2040 General Plan includes the City's 6th Cycle Housing Element, which was previously adopted and certified by the California Department of Housing and Community Development and was also analyzed within the Final EIR. The proposed zoning text and map amendments are within the scope of the certified Final EIR and do not result in new or more severe impacts. No further environmental review is required pursuant to CEQA Guidelines Sections 15162 and 15168.

ANALYSIS:

Collectively, the proposed zoning text amendments are intended to update Title 17 (Zoning) of the MMC to improve the housing development review process, ensure consistency with the City's General Plan and Housing Element, and maintain compliance with State housing law. These amendments are described in greater detail below.

MIXED- USE STANDARDS (Attachment A)

The Montebello 2040 General Plan encourages mixed-use development as a means to integrate residential, commercial, office, civic, and employment uses in order to reduce vehicle trips and support walkable neighborhoods. Mixed-use development promotes economic development by allowing residential units, commercial uses, and employment opportunities to be located in close proximity. These development patterns support housing opportunities, reduce vehicle miles traveled, and strengthen neighborhood character.

Consistent with the goals and objectives of the Montebello 2040 General Plan, the City Council seeks to establish a flexible zoning framework that allows for high-quality mixed-use development while ensuring compatibility with existing neighborhoods. The intent of the mixed-use regulations is to provide clear development standards, permitted uses, and review procedures to guide future development within the City.

This proposed text amendment would amend Chapter 17.22 (Commercial Zones Generally) of the Montebello Municipal Code to establish mixed-use development standards within the City's C-1 and C-2 commercial zones. The ordinance allows for the integration of residential, commercial, office, civic, and compatible employment uses within a single development. It establishes clear and objective regulations related to permitted and conditionally permitted uses, development intensity, building height, setbacks, parking, open space, and design standards. The mixed-use framework supports both vertical and horizontal development patterns and encourages pedestrian-oriented projects located near transit routes and multimodal corridors. The ordinance also includes incentives for housing development by allowing ministerial review when projects meet established objective design standards.

This ordinance implements the Montebello 2040 General Plan and advances the City's long-term land use, housing, and economic development goals by encouraging infill and redevelopment of underutilized commercial properties, increasing housing opportunities near transit corridors, and supporting local businesses.

The proposed amendments to Chapter 17.22 are set forth in Attachment A, attached hereto and incorporated by reference, with new text shown in underline (example) and

deleting the text shown in strikeout (~~example~~).

OBJECTIVE DESIGN STANDARDS (Attachment B)

The State of California has adopted a series of laws to address the ongoing housing crisis and better meet the housing needs of its residents. These laws require cities across California to review and update their residential development and design standards to support faster and more predictable permitting timelines, while still achieving reasonable and high-quality design outcomes. Cities must ensure their local regulations comply with State law and do not unnecessarily hinder the development of housing.

In November 2020, the Southern California Association of Governments (“SCAG”) Regional Council approved the 2020 Sustainable Communities Program (“SCP”) Housing and Sustainable Development (“HSD”) Call for Applications. Through this program, SCAG awarded a Regional Early Action Planning (“REAP”) grant to the City of Montebello to evaluate, document, and modernize its multi-unit and mixed-use development standards and permitting processes. This effort is intended to support a greater understanding of how objective development standards can help increase housing production in Los Angeles County and throughout California.

As part of the REAP program, SCAG retained a design and planning consulting firm to develop a custom zoning “toolkit” of objective development standards tailored to the City of Montebello. This toolkit is intended to assist the City in more efficiently adopting new standards into the zoning code and implementing State housing law requirements.

Objective standards are clear, measurable development criteria used by local agencies to regulate new projects. These standards provide certainty for both applicants and the public and are the sole basis on which a local agency may approve, deny, or condition certain housing projects under State law. Establishing objective standards is a key strategy for cities seeking to increase housing production while maintaining compatibility with community character.

The City’s commitment to objective standards is reflected in Programs 11 and 12 of the City’s 2021–2029 Housing Element. Program 11 calls for the establishment of clear, precise, and objective development standards based on the community’s vision, along with a streamlined approval process for projects that comply with those standards. Program 12 further commits the City to simplifying and making the permitting and regulatory review process more predictable in order to reduce development costs and encourage new housing construction.

Consistent with these commitments, staff is proposing a text amendment to Title 17 of the MMC to add Chapter 17.21 – *Objective Design Standards*, which would establish objective design standards applicable to residential and mixed-use developments. The effort utilizes the guidance of the SCAG objective design standards toolkit and existing standards currently applied by the City, such as the Downtown Montebello Specific Plan requirements for floor area ratio, height, open space, building modulation, frontage, setbacks, and step backs.

For reference, the proposed Ordinance for Chapter 17.21 is set forth in Attachment B.

SITE PLAN REVIEW (Attachment C)

The primary objective of Chapter 17.74 - Site Plan Review ("SPR") is to minimize or preclude potential adverse impacts to the public interest or on abutting properties and adjacent residential, commercial and industrial neighborhoods, resulting from the design or layout of a proposed development. City Staff is proposing several text amendments to Section 17.74.030 – When Required, including increasing the thresholds that trigger a site plan review, eliminating language that bundles discretionary entitlements per project, and adding exceptions for qualifying mixed-use and residential projects.

The SPR ordinance was last updated in 1990 and currently requires a site plan review for both commercial and industrial projects involving the construction of five thousand square feet or more of building area, as well as residential projects resulting in three or more dwelling units. The proposed zoning amendment to Section 17.74.030(A) revises the threshold for required site plan reviews in industrial and commercial zoning districts from 5,000 square feet of new construction to 25,000 square feet or more and revises the threshold for residential projects from three or more dwelling units to ten or more dwelling units.

These amendments are intended to better align the level of regulatory review with the scale, complexity, and potential impacts of development. Commercial and industrial projects under 25,000 square feet are generally limited in intensity and are less likely to generate substantial impacts related to traffic, infrastructure demand, environmental effects, or land use compatibility. As such, requiring site plan review for smaller projects may impose unnecessary regulatory burdens without providing a corresponding public benefit. Similarly, increasing the residential threshold from three to ten dwelling units reflects contemporary development patterns and planning objectives. Smaller residential projects such as duplexes, triplexes, and small multi-unit developments, typically have minimal impacts on surrounding neighborhoods and infrastructure and are often consistent with existing zoning standards. Requiring site plan review for projects with as few as three units can create barriers to modest infill development, housing diversity, and the efficient use of urban land. By raising the threshold to ten dwelling units, the City can focus discretionary review on larger residential projects that are more likely to affect neighborhood character, circulation, parking demand, and public services, while streamlining the approval process for smaller-scale housing projects that support local and regional housing goals.

Additionally, Section 17.74.030(A) currently states that a separate site plan review is not required for projects that require approval of a conditional use permit. Staff is proposing that this language be removed from the ordinance, thereby allowing each discretionary entitlement to be processed and approved independently. This change will enable Staff and decision-makers to make distinct findings for each entitlement, rather than combining multiple approvals under a single application.

Processing discretionary entitlements separately improves clarity, transparency, and consistency in project review. Each type of approval looks at different aspects of a project and has its own standards that must be met. Reviewing them independently allows staff and decision-makers to clearly explain how a project meets each set of requirements,

rather than combining multiple approvals into a single decision. This change improves transparency for the public, helps ensure that all applicable standards are properly addressed, and strengthens the overall review process.

Lastly, staff is proposing to add Section 17.74.030(B) to include an exception in the site plan review standards that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially, rather than through the discretionary site plan review process, when at least 20 percent of the residential units are reserved for low-income households.

This exception is intended to support the development of affordable housing by reducing review time and cost. State housing laws increasingly encourage or require streamlined, ministerial approval processes for housing projects that meet objective development standards and include affordable units. By allowing qualifying projects to proceed through ministerial review, the City is aligning its local regulations with state housing policies, reducing barriers to affordable housing development, and supporting regional and statewide housing production goals.

Projects eligible for this exception would still be required to comply with all applicable zoning, design, and development standards, ensuring compatibility with surrounding areas while advancing housing affordability and equity objectives.

The proposed amendments to Chapter 17.74 are set forth in Attachment C, attached hereto and incorporated by reference, with new text shown in underline (example) and deleting the text shown in strikeout (~~example~~).

REZONING AND ZONING MAP UPDATE (Attachments D and E)

Prior to the adoption of the Montebello 2040 General Plan Update, the City's General Plan had last been comprehensively updated in 1973, which was also the last time the City's zoning designations were substantially revised.

In alignment with the proposed zoning text amendments, City staff is proposing to rezone approximately 270 parcels and to amend the Zoning Map accordingly. The proposed rezoning is based on the following criteria:

To ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's Housing Element; and

To correct existing nonconforming or improperly zoned parcels in order to align zoning designations with surrounding land use patterns and current development standards.

Consistent with the proposed mixed-use development standards and objective design standards, the zoning amendments would allow mixed-use development within the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts. These changes focus on the City's primary commercial corridors, including Montebello Boulevard, Beverly Boulevard, Whittier Boulevard, Washington Boulevard, and Garfield Avenue.

A central objective of the Montebello 2040 General Plan is to preserve and stabilize established residential neighborhoods while directing growth toward key commercial corridors. The proposed comprehensive Zoning Map update advances this vision by enhancing opportunities for increased residential density along these corridors, supporting the provision of affordable and accessible housing, and encouraging mixed-use development. Collectively, the amendments ensure consistency with the land use framework established by the Montebello 2040 General Plan and the opportunity sites identified in the City's Housing Element.

For reference, the proposed rezoning ordinance is provided in Attachment D, and Resolution No. 26-09, approving the updated City Zoning Map is included in Attachment E.

GENERAL PLAN CONSISTENCY

The proposed Zoning Code amendments and Zoning Map updates are consistent with and meet the goals and policies of the City of Montebello 2040 General Plan. The General Plan emphasizes directing growth to established corridors and neighborhoods through compact, infill development and mixed-use land uses. Policies within "Our Prosperous Community" chapter (Policies P2.2, P2.6, P2.7) support corridor-focused development, urban infill, and compact development patterns while preserving and enhancing existing industrial areas to meet current and future needs. The proposed zoning updates align with these policies by allowing increased density and flexibility within designated corridors and neighborhood land use areas, while maintaining protection for existing sites. Additionally, policies within "Our Well-Planned Community" chapter (Policies P3.3, P3.4, and P3.6) promote revitalization of established neighborhoods and corridors, encourage the development of diverse and walkable neighborhoods, and support the preservation and expansion of industrial districts.

Although approval of the proposed amendments will bring the majority of identified parcels into alignment with the City's General Plan, with an emphasis on rezoning those sites identified in the City's 6th Cycle Housing Element, the General Plan is not intended to function as a universal solution for every neighborhood. The General Plan does not function as a regulatory document; rather, it provides a vision with goals and policies. As implementation moves forward and additional site-specific and neighborhood-level conditions are evaluated, some parcels may remain inconsistent with the adopted designations. Staff will continue to evaluate those parcels on a case-by-case basis and may be considered for future General Plan designation amendments and/or rezoning to ensure the City's land use policies remain responsive, context-sensitive, and consistent with long-term planning objectives.

Collectively, these policies support the proposed Text Code Amendments and Zoning Map update, that are consistent with and support the Montebello 2040 General Plan by advancing the City's adopted goals, objectives, and future vision for growth and development. The proposed amendments all align with applicable land use objectives, ensuring that future development is compatible with the future goals of the City and maintain consistency with the General Plan's framework.

The following General Plan goals and policies apply to the proposed Text Code

Amendments within Title 17 of the Montebello Municipal Code and the proposed update to the City's Zoning Map:

General Plan "Our Prosperous Community" Element policy 2 (P2.2) "Promote corridor development."

General Plan "Our Prosperous Community" Element policy 2 (P2.6) "Preserve and enhance industrial areas."

General Plan "Our Prosperous Community" Element policy 2 (P2.7) "Encourage urban infill and compact development."

General Plan "Our Well-Planned Community" Element policy 3 (P3.3) "Revitalize established neighborhoods and corridors".

General Plan "Our Well-Planned Community" Element policy 3 (P3.4) "New development will create diverse and walkable neighborhood".

General Plan "Our Well-Planned Community" Element policy 3 (P3.6) "Preserve and enhance the industrial district while retaining and expanding existing businesses".

SUMMARY:

The proposed text amendments to the Zoning Code are consistent with the Montebello 2040 General Plan and the City's Housing Element, as they implement policies that promote mixed-use development, establish objective design standards, and ensure consistency between zoning regulations and General Plan land use designations.

Staff recommends that the City Council introduce and waive first reading of Ordinance Nos. 2487, 2488, 2489, and 2490, amending provisions of Title 17 (Zoning) of the City of Montebello Municipal Code, and adopt Resolution No. 26-09, approving amendments to the City's Zoning Map.

The proposed Zoning Code amendments include the establishment of new mixed-use development standards, the adoption of objective design standards for residential and mixed-use developments, and revisions to the existing site plan review standards. In addition, the proposed Zoning Map amendments would rezone certain properties to ensure consistency with their underlying General Plan land use designations. Collectively, these amendments are intended to implement the goals, policies, and programs of the City's General Plan and Housing Element in accordance with State Housing Law.

ATTACHMENT(S)

1. Attachment A . Ordinance No. 2487 -- Mixed-Use Standards
2. Attachment B. Ordinance No. 2488 -- Objective Design Standards
3. Attachment C - Ordinance 2489_Site Plan Review Standards
4. Attachment D. Ordinance No. 2490 -- Rezoning

CITY COUNCIL AGENDA REPORT - MEETING OF FEBRUARY 25, 2026

Page 10 of 10

5. Attachment E - Resolution No. 26-09
6. Attachment F - Planning Commission Resolution No. 02-26

ATTACHMENT A

ORDINANCE NO. 2487

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, AMENDING CHAPTER 17.22 COMMERCIAL ZONES GENERALLY TO INCLUDE MIXED USE DEVELOPMENT STANDARDS

WHEREAS, the City of Montebello is a general law city organized and existing under the laws of the State of California; and

WHEREAS, Title 17 of the Montebello Municipal Code establishes zoning regulation to implement the City of Montebello General Plan; and

WHEREAS, the City of Montebello General Plan encourages compact, pedestrian oriented development that integrates residential, commercial, civic and employment uses; and

WHEREAS, mixed-use development promotes efficient land uses, economic vitality, housing opportunities, reduced vehicle trips, and enhanced community character; and

WHEREAS, the General Plan encourages mixed-use development to integrate residential, commercial, office, civic, and employment uses to reduce vehicle trips and support walkable neighborhoods; and

WHEREAS, mixed-use development promotes economic development by encouraging residential units with commercial uses and employment opportunities within close proximity to residential areas; and

WHEREAS, the mixed-use is intended to provide clear development standards, permitted uses, and review procedures to guide future development; and

WHEREAS, the City Council desires to provide a flexible zoning framework that allows for high quality development while ensuring compatibility with existing neighborhoods; and

WHEREAS, the City Council finds that establishing mixed-use standards is consistent with the goals and policies of the Montebello General Plan and the public health, safety, and welfare; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and made a part of the findings in support of this Ordinance.

SECTION 2. FINDINGS. The City Council hereby finds that this Ordinance is consistent with the City's General Plan ensuring compatibility between the different land uses operating within the designated mixed-use areas. The mixed-use standards are intended to implement goals and policies of the Montebello General Plan by providing opportunities for integrated residential, commercial, office, civic and compatible employment within the city while also promoting a pedestrian oriented environment, infill development, and the revitalization within downtown, corridors, and neighborhoods.

SECTION 3. Chapter 17.22 of the Montebello Municipal Code is hereby amended in its entirety to read as follows (new language is underlined, while removed language is ~~stricken~~):

Chapter 17.22 COMMERCIAL ZONES GENERALLY

17.22.010 Scope.

The following regulations shall be applicable to all properties and uses on any commercial (C) zone. The mixed-use sections shall apply to the C-1 and C-2 zones as described in section 17.22.220.

17.22.020 Development standards—Lot area, width and depth.

Exhibit 17.22.020 Commercial Development Standards, not applicable to mixed-use or standalone residential development projects.

**EXHIBIT 17.22.020
COMMERCIAL DEVELOPMENT STANDARDS**

Zone	Minimum Lot			Maximum		
	Area	Width	Depth	Building Height	Floor Area Ratio	Lot Coverage
C-R	5,000 sq. ft.	50 ft.	100 ft.	35 ft. where common lot line with R-1 (25 ft. for any portion of building within 15 ft. of R-1 property)	0.5:1	60%

C-1	5,000 sq. ft.	50 ft.	100 ft.	35 ft. where common lot line with R-1 (25 ft. for any portion of building within 15 ft. of R-1 property)	1:1	Unlimited except for required yard areas
C-2	2,500 sq. ft.	25 ft.	100 ft.	35 ft. where common lot line with R-1 (25 ft. for any portion of building within 15 ft. of R-1 property)	3:1	Unlimited except for required yard areas
C-M	7,500 sq. ft.	25 ft.	100 ft.	35 ft. where common lot line with R-1 (25 ft. for any portion of building within 15 ft. of R-1 property)	2:1	Unlimited except for required yard areas

17.22.030 Off-street parking and loading.

In addition to the following regulations, each lot or parcel of land in the C zones shall have and maintain off-street parking as prescribed in Chapter 17.52 of this code, Off-Street Parking Regulations. Any use with a gross floor area over six thousand square feet which requires deliveries or shipments must provide off-street loading facilities in accordance with the following requirements:

- A. Required Spaces. Off-street loading spaces shall be provided on the same lot with every building or separate occupancy as follows:

Gross Floor Area (square feet)	Required Spaces
6001 — 10,000	1
10,001 — 20,000	2
20,001 — 50,000	3
50,001 — 100,000	4
100,001 — 200,000	5
Each additional 100,000, or fraction thereof	1

- B. Size. Each off-street loading space shall be not less than twelve feet in width and thirty feet in length and fifteen feet in height. Uses requiring four or more spaces shall have one quarter (twenty-five percent) of the spaces with a minimum width of fourteen feet and a minimum length of sixty feet.
- C. Location. Off-street loading facilities shall be located so that vehicles shall not extend on to public sidewalks or streets or required driveways in the course of loading or unloading goods.

17.22.040 Development standards—Trash areas.

Each lot or parcel shall be provided with facilities for the temporary storage and collection of trash, rubbish and garbage (hereafter "facilities") in accordance with all of the following:

- A. Such facilities may be located within a building, or, if in the open, shall be enclosed by a masonry wall architecturally compatible with the main building and including a solid gate.
- B. Where bulk-type trash containers are used, the same shall be fitted with rubber wheels for ease of movement.
- C. All trash, rubbish and garbage receptacles and surrounding areas shall be regularly cleaned and maintained.
- D. All containers shall be of substantial construction and provided with tight-fitting lids.
- E. All trash storage areas shall be located for convenient vehicular access for pickup and disposal.
- F. Trash areas in setbacks abutting residential zones are prohibited.

17.22.050 Development standards—Mechanical equipment, utilities or satellite dishes.

Each lot or parcel which has mechanical equipment or utilities or similar machinery located outside of the exterior walls of any building (except window-mounted devices), including roof-mounted equipment, shall:

- A. Completely screen all such devices from view from any public right-of-way or adjacent residential uses by either view-obscuring landscaping, or architectural features compatible with the main structure(s);
- B. Maintain all such devices to prevent collection of litter and to avoid unnecessary noise.

17.22.060 Development standards—Signs.

Signs shall be in compliance with Chapter 17.62 of this code.

17.22.070 Development standards—Storage.

Storage shall be limited to accessory storage of commodities sold at retail or utilized in the conduct of a permitted use which is located on the premises. Storage must be within a completely enclosed building, except that vehicles and equipment used in the operation of a permitted use may be stored outdoors on the premises in the C-M zone.

17.22.080 Development standards—Setbacks, buffering and screening.

- A. Minimum setbacks are shown on Exhibit 17.22.080 (A), Setback Requirements for Commercial Zones.
- B. Landscaping is required throughout all required setbacks which abut residential property and throughout all other setbacks and open areas which are visible from the public street right-of-way unless used for parking, access or loading.
- C. A solid wall or decorative building facade must be constructed along all property lines abutting residential property. Such fences or walls must be a minimum of six feet in height. Any solid fence which is constructed within twenty feet of a street right-of-way may not exceed three feet in height.
- D. All fences or walls shall be of materials and design architecturally compatible with the main building.
- E. There shall be no height limit on fences or walls on commercial properties adjacent to residential properties except where the property is adjacent to a residentially-zoned front yard, the fence or wall shall be no more than three feet in height.
- F. 1. If there is a common side or rear lot with residentially-zoned property, the commercially-zoned property must have a solid decorative (on both sides) wall. A wall shall be considered decorative if it incorporates architectural variation on its surface. That is, every six feet the materials or patterns of the wall shall vary.
 2. In addition, the facade of such wall which faces the residential property shall be of a material as described in Section 17.10.130 (D).

EXHIBIT 17.22.080 (a)

SETBACK REQUIREMENTS FOR COMMERCIAL ZONES

From Lot Line	Minimum Setback*
---------------	------------------

Created: 2025-11-26 12:53:49 [EST]

Front	5 feet; 0 feet with a decorative facade.
	10 feet if abutting an R-zone.
	20 feet in C-R if side abuts an R-zone.
Side	5 feet (15 feet if abutting R-zone); or
	0 feet if no windows or doors (and decorative if abutting an R-zone).
	5 feet minimum in first 20 feet back from the street if abutting an R-zone and has a decorative facade.
	5 feet in C-R if abutting R-zone.
Side Facing Street	5 feet; or 0 feet if decorative facade;
	10 feet if C-R or if reverse corner lot abutting R-zone.
Rear	5 feet (15 feet if abutting R-zone); or
	0 feet if no windows or doors (and decorative if abutting R-zone).
	5 feet minimum in first 20 feet back from street if a reverse corner lot abutting an R-zone and has a decorative facade.

* Note: The required yard setback shall be increased to twenty feet for any yard where the driveway enters.

17.22.090 Development standards—Landscaping.

- A. Landscaping shall consist of a combination of trees, groundcover and shrubbery to adequately cover all designated landscaped areas when installed. Plant materials shall cover the designated planting areas from the outset.
 1. Shrubs shall be not less than three feet in height when planted and cover not less than thirty percent of the landscaped area.
 2. Trees shall be planted at a rate of one tree for each twenty linear feet of landscaped area (excluding parking lots). Trees shall be at least six feet in height from the ground to the lowest limb at the time of planting and shall attain a mature overall height of at least fifteen feet. Of each five required trees, one shall be at least fifteen feet in overall height when planted.
- B. All landscaping shall be maintained in a neat, clean and healthful manner. To that end, each landscaped area shall be provided with a permanent, underground, automated irrigation system.
- C. Nonliving material shall not be substituted for required landscaping, except that decorative rocks or stones may be substituted for groundcover where trees and shrubbery are sufficiently dense, (that is, cover at least seventy percent of the landscape area when planted).

- D. A landscape plan (including plans for a permanent underground automated irrigation system) shall be submitted with the site plan for all commercial development. All landscaping and trees shall be approved by the city planning division, and installed prior to the issuance of a certificate of occupancy.
- E. 1. Where a parking lot is visible from a public street, and lies within fifty feet of that street right-of-way, a five-foot deep landscape strip shall be developed adjacent to the street right-of-way in front of the parking lot.
 - 2. In addition, if more than ten automobile parking spaces exist on a C-zoned lot or parcel of land, trees shall be provided internally in the lot in the amount of one tree for each ten parking spaces. The trees shall be at least six feet in height from the ground to the lowest limb at the time of planting and shall attain an overall height at maturity of at least fifteen feet.
- F. All landscaping provided in conjunction with the development of parking facilities serving commercially-zoned properties shall be surrounded by a continuous six-inch concrete curb.

17.22.100 Development standards—Building materials.

- A. A building facade shall be considered decorative if it incorporates architectural variations on its surface. That is, for every six feet in height, an additional surface material or color shall be used.
- B. Metal buildings are prohibited (except for emergency equipment and supply shelters).
- C. Fence materials shall be wrought iron, slump stone, split-face rock, brick, stucco or a similar material as approved by the planning division. (Chain link fencing and nondecorative masonry walls are permitted except where visible from and parallel to public streets or along property lines that adjoin residential property).
- D. Security gates or grills are prohibited on the exterior of windows, doors or other entry ways visible from the public right-of-way.
- E. All exterior building materials are subject to review by the planning division.

17.22.105 Development standards—Color.

- A. The purposes of this section are to establish exterior color standards for structures in the commercial zone to ensure that such structures (except those structures used solely for residential purposes) remain compatible and consistent with surrounding development and the desired character of the community, to promote a positive and attractive business environment in the city and to implement the goals and policies of the city's design guidelines. Providing for exterior color standards will create a sense of aesthetic harmony and encourage higher quality development, therefore improving the quality of life and overall image of the city. For purpose of this section, the term "structures" shall refer solely to the following: buildings, accessory buildings, and fences.

- B. Consistent with the city of Montebello's design guidelines for commercial development, the primary body color of the exterior of a structure in the commercial zone shall be painted or colored in earth tones and neutral colors. Examples of earth tone or neutral colors include off-whites, siennas, light greys, beiges, tans, browns or other similarly subdued tones, shades, or colors. When choosing exterior colors, consideration shall be given to the color of other structures nearby, with the objective being that the exterior colors of adjacent or surrounding structures complement one another.
- C. While earth tones and neutral colors shall serve as the dominant overall primary body color of the exterior of a structure within the commercial zone, brighter colors may be used to accent other structural elements such as doors, window frames and other architectural features. Neon colored paint shall not be allowed on any structure. Such brighter colors and the placement of such brighter colors shall complement the primary body color of the structure as well as highlight decorative details, such as ornaments, trims, fascias, inlays, tile, ironworks, awnings and other architectural features of the structure.
- D. These color standards shall apply to the color of new structures in the commercial zone as well as the re-painting and color of existing structures in the commercial zone. For purposes of this section, "existing structures" shall mean any structure (whether occupied or vacant) located in the commercial zone which is built and in existence prior to the effective date of this section of the zoning code.
- E. Any property owner or designated representative of the owner of any existing structure in the commercial zone whose existing exterior color(s) do not comply with the color standards set forth herein at the time this section becomes effective shall have eighteen months from the effective date of this section to comply with the provisions herein. Moreover, if an existing structure in the commercial zone is re-painted after this section becomes effective and the color(s) used do not conform to these color standards, it shall be subject to code enforcement for compliance.
- F. Exterior Colors—Existing Structures.
 - 1. Permits shall be required to re-paint the exterior of any existing structure in the commercial zone, provided that no fee shall be charged by the city of Montebello for processing or obtaining the permit. In order to obtain the permit to re-paint the existing structure, the property owner or designated representative of the owner of any existing structure in the commercial zone shall submit the proposed exterior color plan to the city's planning division in order to determine if the color plan complies with the color standards set forth herein. For purpose of this section, the terms "exterior color plan," "color plan" or "color plans" shall all refer to any document or rendering describing or depicting the exterior colors to be used on the structure, including but not limited to, a color and materials board or exterior paint color samples. A good faith effort in achieving color compatibility and harmony with adjacent structures is required by all applicants. The planning division shall review and make a determination regarding the proposed color plan. If the color plan is approved by the planning division, a permit shall thereafter be issued to the property owner or designated representative of the

owner of the existing structure. If the color plan is not approved by the planning division, the matter may be appealed to the design review board with no fee assessed upon the applicant for purpose of the appeal. As part of the appeal, the applicant may provide a written explanation describing why the proposed color plan is required or that no other alternative color scheme can be employed. The design review board shall review appeals and approve, approve with conditions, or deny the proposed color plans. The decision of the design review board is final.

2. With respect to administrative projects other than re-painting of existing structures in the commercial zone, the exterior color plans shall be reviewed by the planning division for compliance with the color standards herein. Any property owner or designated agent of the owner of an existing structure in the commercial zone objecting to a determination or disapproval of the exterior color plans by the planning division may appeal the matter to the design review board. No fee shall be assessed upon the applicant for purpose of the appeal. As part of the appeal, the applicant may provide a written explanation describing why the proposed color plan is required or that no other alternative color scheme can be employed. The design review board shall review appeals and approve, approve with conditions, or deny the proposed color plans of the existing structure in the commercial zone. The decision of the design review board shall be final.
3. With respect to discretionary projects (or projects requiring planning commission or city council review) involving existing structures in the commercial zone, the exterior color plans shall be reviewed by the design review board for compliance with the color standards herein. Any property owner or designated agent of the owner of an existing structure in the commercial zone objecting to a determination or disapproval of the exterior color plan by the design review board may appeal the matter to the city council and pay the requisite fee for the appeal. As part of the appeal, the applicant may provide a written explanation describing why the proposed color plan is required or that no other alternative color scheme can be employed. The city council shall review appeals and approve, approve with conditions, or deny the proposed color plans of the existing structure in the commercial zone. The decision of the city council shall be final.

G. Exterior Colors—New Structures.

1. Exterior colors to be used on new structures in the commercial zone shall be reviewed either by the planning division or the design review board as part of its general review process for administrative or discretionary projects. Exterior color review shall be required upon request for any permit or other type of building or land use entitlement required by this code with respect to the construction or development of any new structure in the commercial zone. Proposed color plans shall be provided by the applicant as required by the planning division or the design review board. A good faith effort in achieving color compatibility and harmony with adjacent structures is required of all applicants.

2. With respect to administrative projects, the planning division shall review the proposed color plans. Any applicant objecting to a determination or disapproval of the exterior color plans by the planning division may appeal the matter to design review board with no fee assessed upon the applicant for purpose of the appeal. For purpose of appeal, the applicant may provide a written explanation describing why the proposed color plan is required or that no other alternative color scheme can be employed. With respect to discretionary projects, the planning division shall present the exterior color plans to the design review board. The design review board shall review the proposed color plans and determine compliance with the color standards herein. In reviewing the proposed color plans, the design review board can approve, approve with conditions, or deny the proposed color plans. If the proposed color plans are not approved by the design review board, the applicant can modify the proposed color plans and resubmit them to the design review board, or appeal the matter to the city council within fourteen days of the design review board's action, or the next city council meeting, whichever is sooner. The decision of the city council regarding the appeal of the design review board's determination shall be final.

17.22.110 Development standards—Noise.

- A. 1. Every use shall be so operated that the noise inherent and recurrently generated does not exceed the following levels at the lot line of the lot on which the use is located:

Adjacent Zone	Maximum Noise Level: 7 a.m. to 10 p.m.	Maximum Noise Level: 10 p.m. to 7 a.m.
Residential	65 dBA	60 dBA
Commercial	70 dBA	70 dBA
Industrial	75 dBA	75 dBA

2. Every use in the C-R and C-1 zones shall be so operated that the noise inherently and recurrently generated does not exceed sixty dBA between seven a.m. and nine p.m. and fifty-five dBA between ten p.m. and seven a.m. when adjacent to a residential zone.
- B. It is unlawful for any person or any property to create any noise, or to allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured on any other property, to exceed:
 1. The noise standard for a cumulative period of more than thirty minutes in any hour; or
 2. The noise standard plus five dBA for cumulative period of more than fifteen minutes in any hour; or
 3. The noise standard plus ten dBA for a cumulative period of more than five minutes in any hour; or

4. The noise standard plus fifteen dBA for a cumulative period of more than one minute in any hour; or
 5. The noise standard plus twenty dBA for any period of time.
- C. For the purpose hereof, the peak decibel reading for a noise with a fluctuating noise level (such as live or recorded music) shall be considered as noise level for the entire cumulative period of the noise. Likewise, the time between repetitive intermittent noises (such as banging, pounding, or hammering) shall be included in the cumulative period of the noise.

17.22.120 Limitations on permitted uses—Enclosure.

All uses, including storage, shall be in a completely enclosed building, except as otherwise permitted in this chapter.

17.22.130 Limitations on permitted uses—Sales uses.

All permitted sales shall be limited to retail sales only (C-1 and C-2 only).

17.22.140 Limitations on permitted uses—Storage of certain materials.

Materials which might cause fumes or dust, which constitute a fire hazard, or which are edible by or attractive to rodents or insects shall be stored only in closed containers.

17.22.150 Limitations on permitted uses—Outdoor sales areas.

Permitted outdoor sales areas shall be improved and maintained to comply with all of the regulations of Chapter 17.52 of this code for the improvement and maintenance of off-street parking areas. All permitted outdoor sales and/or display areas visible from the public right-of-way shall be separated from the public right-of-way by a minimum of a ten-foot wide landscape planter located adjacent to the street facing property lines. In addition a minimum of five percent of such lot area used for outdoor sales or display shall be landscaped in accordance with Section 17.22.090 of this code.

17.22.160 Limitations on permitted uses—Temporary uses.

Those temporary uses permitted pursuant to Appendix A, Index of Permitted Uses and to Chapter 12.16 of this code, temporary uses.

17.22.170 Limitations on permitted uses—Conditional uses.

Those conditional uses permitted pursuant to Appendix A, Index of Permitted Uses. (See Chapter 17.70 of this code, Conditional Use Permits.)

17.22.180 Limitations on permitted uses—Civic center district.

All plans for buildings or structures, other than single-family residential units, proposed to be located upon properties included in the district, shall be submitted to the planning commission and city council for review and approval prior to the issuance of a building permit. (See Chapter 17.40 of this code.)

17.22.190 Limitations on permitted uses—Extended hours permits.

- A. In the general commercial zone, restaurants may stay open between twelve a.m. and seven a.m. only with an extended hours permit. In the C-1 zone, take-out food establishments may stay open between nine p.m. and seven a.m. only with an extended hours permit.
- B. An application for an extended hours permit must be made by the person intending to operate the restaurant in question. The application must be signed by the restaurant operator and must be filed with the city license collector using a standardized form containing the following information:
 - 1. The address of the restaurant for which the application is being submitted;
 - 2. The name and address of the owner(s), partners, officers or directors of the business;
 - 3. The name and address of the applicant;
 - 4. The intended hours of operation;
 - 5. The name and address of any person in charge of the business during the hours between twelve a.m. and seven a.m.
- C.
 - 1. Upon receipt of an application for an extended hours permit, the license collector shall forward the application to the special services officer who will initiate a request for an investigation of the applicant, the business, and the neighborhood by the police department.
 - 2. Within thirty days from receipt of the application, the special services officer will issue the permit if it can be found that:
 - a. The application is complete and in proper form and all information provided is accurate and true;
 - b. The proposed extended hours of operation will not create a public nuisance infringing on the peace and safety of nearby businesses and residents;
 - c. That the extended hours of operation do not conflict with any state or local law, ordinance or existing permit.
 - 2. If the special services officer cannot make one or more of the findings stated in subdivision 1 of this subsection, the permit request cannot be approved. In such case, the applicant may request a city council hearing on the application.

Pending testimony at a public hearing before the city council, the council may issue the permit and may impose special conditions on the permit.

- D. Extended hours permits are not transferable.
- E. Extended hours permits must be renewed on an annual basis. An application form as described must be completed and submitted with the annual business license. The license collector will forward the application to the special services officer to be reviewed for changes or problems which may have occurred during the previous year. Within thirty days, the special services officer will either issue the permit renewal or inform the applicant by certified mail that the permit has been denied.
- F. At any time that it becomes apparent to the special services officer or to the chief of police that an existing permit is in violation of one or more findings stated herein, a hearing before the city council may be scheduled. Pending public testimony, the city council may revoke, suspend, or place special conditions on the permit in question. In no case shall the city council revoke or place permanent special conditions on a permit without a public hearing. However, the city council may suspend or place temporary conditions on a permit at any time. Notice of such suspension must be given to the applicant by certified mail within five days after the city council action.

17.22.200 Limitations on permitted uses—Motels and hotels.

Motels and hotels are permitted in the C-2 and C-M zones, provided the following conditions are met:

- A. All motel/hotel projects shall have a minimum of forty units;
- B. The site for a motel or hotel development must be at least three hundred feet away from residentially-zoned property;
- C. A motel or hotel may not be rented for a single period less than twenty-four hours nor more than thirty days;
- D. Each motel or hotel unit must be at least two hundred twenty-five square feet in size including the restroom and shall provide the following amenities: telephone, television, wall-to-wall carpeting;
- E. Motel and hotel sites shall provide a ten-foot-wide landscape strip along all street frontages; and
- F. All facades of motel and hotel buildings shall be decorative, using three or more different surface materials, textures and colors.

17.22.210 Issuance of building permits for lots abutting a narrow street.

No building permit shall be issued for the construction, reconstruction or relocation of any building or structure to be located on any lot in this zone, abutting upon a street having a lesser width than established by resolution of the city council unless the following requirements are complied with:

- A. Dedication of Street Right-of-Way. When the building permit valuation is fifteen thousand dollars or more, the owner of such lot shall make a formal offer of dedication to the city for public street purposes, and all appurtenant uses, of a

- depth equal to one-half of the width of the street as described by resolution of the city council.
- B. Setbacks. The required setback shall be maintained in this zone for all buildings, structures and improvements including off-street parking as measured from the right-of-way width established by resolution of the city council.
 - C. Off-Site Improvements. When the building permit valuation is seven thousand five hundred dollars, any building permit shall be subject to provide improvements for curb, gutter and sidewalk in compliance with Section 15.04.070.

17.22.220 Mixed- Use Development Standards – Purpose and Intent

The purpose of this Chapter is to ensure compatibility between the different land uses operating within the designated mixed-use areas. The mixed-use standards are intended to implement goals and policies of the Montebello General Plan by providing opportunities for integrated residential, commercial, office, civic and compatible employment within the city while also promoting a pedestrian oriented environment. The requirements of this Chapter shall apply to establish regulations for mixed-use housing opportunities in the City of Montebello (the “City”).

- A. Mixed-use development in the C-1 Zone is intended for predominantly residential areas in proximity to bus routes and multi-modal corridors. The C-1 Zone permits horizontal and vertical mixed- use appropriately scaled for adjacent neighborhoods.
- B. Mixed-use development in the C-2 Zone is intended to accommodate the highest-intensity activity centers in proximity to bus routes and multimodal corridors. The C-2 Zone permits both horizontal and vertical mixed-use development at a scale appropriate for high-intensity uses that benefit from transit access and pedestrian activity.

17.22.230 Permitted uses in Mixed-Use Zone

A. Permitted uses.

In addition to Appendix A- INDEX OF PRIMARY USES, Table 17.22.230 lists the permitted uses and conditionally permitted land uses for the mixed- use developments in the C-1 and C-2 zoned lots indicating the type of approval required to comply with all provisions of this title.

- a. Use not listed. When a use is not specifically listed in Table 17.22.230, the Planning and Community Development Director or his/her designees, shall have the authority to determine whether the proposed use is permitted based on the finding that the use is similar to, and no more detrimental than, those permitted in the zone, Uses not listed, or otherwise determined by the Planning and Community Development Director or his/her designee to be permitted, are prohibited.

B. Permit requirements.

a. Permitted uses subject to compliance with all applicable provisions of the Montebello Municipal Code, and in compliance with the Mixed-Use Development Standards pursuant to Chapter 17.22 are shown as “P” uses in the tables. Uses shown as “P” will be subject to ministerial review based on the objective design standards in Chapter 17.22 of the Montebello Municipal Code.

b. Uses allowed subject to the approval of a Conditional Use Permit in compliance with Montebello Municipal Code Chapter 17.70, and shown as “CUP” uses in the table.

c. Not allowed in a particular zone and shown as a “—” in the tables.

Table 17.22.230: Permitted uses for Mixed-use projects

		<u>C-1</u>	<u>C-2</u>
1	<u>Commerce, Manufacturing, Processing</u>		
	<u>Artisan/craft manufacturing, commercial kitchen printing and publishing</u>	<u>P</u>	<u>P</u>
	<u>Research and Development</u>	<u>P</u>	<u>P</u>
	<u>Warehouse and Distribution</u>	<u>—</u>	<u>—</u>
	<u>Personal storage facility</u>	<u>—</u>	<u>—</u>
	<u>Makers Space</u>	<u>P</u>	<u>P</u>
2	<u>Retail</u>		
	<u>Supermarket, home improvement center</u>	<u>P</u>	<u>P</u>
	<u>Neighborhood market, pharmacy</u>	<u>P</u>	<u>P</u>
	<u>Restaurants</u>	<u>P</u>	<u>P</u>
	<u>Retail businesses</u>	<u>P</u>	<u>P</u>
	<u>Retail Pop-Ups</u>	<u>P</u>	<u>P</u>
	<u>Restaurant with dancing, live entertainment, craft brewery and winery (including retail sales), nightclub</u>	<u>CUP</u>	<u>CUP</u>
	<u>Medical Marijuana cultivation, manufacturing, sales, delivery, and distribution</u>	<u>—</u>	<u>—</u>
3	<u>Services</u>		
	<u>Personal Services: Personal Services, such as barber and beauty shops, dry cleaning pick-up stores, home electronics and small appliance repair, nail shops - manicure, pedicure, and tailors</u>	<u>P</u>	<u>P</u>
	<u>Personal Services (restricted): Banquet facility/catering, accessory massage (licensed, therapeutic, and in conjunction with primary businesses such as day spa, beauty salon, barber shop or similar uses) and tanning salons</u>	<u>CUP</u>	<u>CUP</u>
	<u>Professional Services: Includes professional offices for banks, commercial art and design, counseling services, scientific and research organizations, media</u>	<u>P</u>	<u>P</u>

	<u>post production and news services, urgent care clinic, and medical clinic (doctor, dentist)</u>		
4	<u>Accessory Commercial Uses</u>		
	<u>Drive-through facility</u>	---	---
	<u>Incidental entertainment</u>	P	P
	<u>Outdoor cafe (Dining)</u>	P	P
	<u>Outdoor display</u>	CUP	CUP
	<u>Outdoor storage</u>	---	CUP
5	<u>Automobile related</u>		
	<u>Vehicle Sales and associated vehicle service and parts</u>	---	CUP
	<u>Vehicle parts, maintenance, or repair, detailing, painting, service stations</u>	---	---
	<u>Drive-through establishments including car wash</u>	---	---
6	<u>Utility, Transportation</u>		
	<u>Mobility hub</u>	P	P
	<u>Parking facility (public or commercial)</u>	P	P
	<u>Utility Facilities and Infrastructure</u>	---	CUP
	<u>Wireless telecommunication facility</u>	CUP	CUP
7	<u>Residential Uses</u>		
	<u>Dwelling, single-family attached</u>	---	---
	<u>Dwelling, multi-family</u>	P	P
	<u>Live/work Unit</u>	P	P
	<u>Transitional housing</u>	P	P
	<u>Emergency shelter</u>	---	---
	<u>Lodging: Hotel, B&B inn</u>	CUP	CUP
8	<u>Accessory Residential Uses</u>		
	<u>Accessory dwelling unit</u>	P	P
	<u>Home occupation</u>	P	P
9	<u>Recreation, Education, Public Assembly</u>		
	<u>Museums, art galleries, and libraries</u>	P	P
	<u>Athletic club/gymnasium, religious facility, and recreational centers</u>	CUP	CUP
	<u>Open Space</u>	P	P
	<u>Studios for arts, dance, music, martial arts</u>	P	P
	<u>Health/fitness facility</u>	CUP	CUP
	<u>Community garden</u>	P	P
	<u>School, public</u>	P	P
	<u>School, private (trade schools, colleges)</u>	CUP	CUP
	<u>Theater, cinema, performing arts, outdoor community events</u>	CUP	CUP
	<u>Art lounges or theaters with alcohol sales</u>	CUP	CUP
	<u>Recreation, entertainment uses</u>	CUP	CUP
	<u>Bowling alleys, billiards parlors, indoor racquetball/pickleball courts.</u>	CUP	CUP
	<u>Farmers market, certified</u>	P	P
10	<u>Other Uses</u>		

	<u>Alcohol sales (on-and off-sale outlets)</u>	<u>CUP</u>	<u>CUP</u>
	<u>Vending machine (regular and reverse)</u>	<u>P</u>	<u>P</u>
	<u>Secondhand stores</u>	<u>---</u>	<u>---</u>
	<u>Day care center — child</u>	<u>CUP</u>	<u>CUP</u>

17.22.240 Development Standards- Mixed-Use Zone

Development Standards- Table 17.22.240 contains development standards applicable to the C-1 and C-2 zones. The standards are intended to assist property owners and project designers in understanding the city's minimum requirement and expectations for high quality development. The following applies to the requirements of Table 17.22.240.

A . Minimum and Maximum Density. The minimum and maximum density standards are applicable to developments that include residential uses.

B. Intended use. Intended use is established the primary focus for development maximizing the land use intent.

C. Accessory Structures. Include parking structures, trash enclosures and similar supporting structures.

Refer to Table 17.22.240, Mixed-Use Zone Development Standards, for specification not shown here.

Table 17.22.240: Development Standards for Mixed - Use Zone

<u>Development Standards</u>	<u>C-1</u>	<u>C-2</u>
<u>Density</u>		
<u>Minimum</u>	<u>20 du/ac</u>	<u>25 du/ac</u>
<u>Maximum</u>	<u>40 du/ac</u>	<u>60 du/ac</u>
<u>Floor Area Ratio</u>		
<u>Minimum</u>	<u>0.3 FAR</u>	<u>0.3 FAR</u>
<u>Maximum</u>	<u>2.00 FAR</u>	<u>3.0 FAR</u>
<u>Intended use</u>		
<u>Use Type</u>	<u>Neighborhood with residential horizontal or vertical</u>	<u>Commercial/ retail with vertical residential development or residential horizontal or vertical</u>
	<u>Minimum 50% of square footage in mixed-use development to be residential</u>	<u>Minimum 50% of square footage in mixed-use development to be residential</u>
<u>Maximum Height</u>		
<u>Main structure</u>	<u>50 feet</u>	<u>60 feet</u>
<u>Accessory Structures</u>	<u>25 feet, excluding parking structures</u>	
<u>Setbacks</u>		

<u>Front</u>	<u>Minimum: 10 feet</u> <u>Maximum: 20 feet</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>
	<u>If abutting residential refer to setback requirement Exhibit 17.22.080</u>	
<u>Side Facing Street</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>
<u>Rear</u>	<u>Minimum: 10 feet</u> <u>Maximum: 20 feet</u>	<u>Minimum: 10 feet</u> <u>Maximum: 20 feet</u>
	<u>If abutting residential refer to setback requirement Exhibit 17.22.080</u>	
<u>Side</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>
	<u>If abutting residential refer to setback requirement Exhibit 17.22.080</u>	
<u>Accessory Structures</u>	<u>Front: 10 feet</u> <u>Side/ Rear: 5 feet</u>	<u>Front: 10 feet</u> <u>Side/ Rear: 0 feet</u>
<u>Open Space</u>		
<u>Open space types include: Side yard, Courtyard, back yard, Roof deck</u>	<u>Minimum Area: 15% of total lot area</u> <u>Minimum dimensions: 20 ft by 20 ft</u>	
<u>Parking</u>		
<u>Stand- Alone uses</u>	<u>Off street parking shall conform to Exhibit 17.52.050</u>	
<u>Residential Mixed- Use</u>	<u>Residential: 1 space per unit</u> <u>Office/ Retail: 1 space per 300 gross s.f. of building area</u> <u>Live / Work: 1 space per unit; 1 per every 400 gross s.f.</u> <u>Restaurants, Cafes, or similar: 1 space per 200 gross s.f.</u> <u>A parking reduction based upon low parking demand may be allowed upon the approval of a Low Demand parking Reduction Agreement by the City.</u>	
<u>Landscaping</u>		
<u>Setback areas</u>	<u>100% landscaped (except walkways and driveways)</u>	

D. Building setback requirement. Buildings utilizing the mixed- use standards in the C-1 or C-2 zoned parcels shall provide a transition for height. Tall elements of the building shall increasingly step back after the second floor adjacent to single-family zones. Every 3 feet over 25 feet, the setback shall increase by three feet.

E. Building frontage. New buildings are to be located in close proximity to the street for an improved relationship to the street and pedestrians.

F. Residential and mixed- use projects that provide a minimum of 20% affordable units may be subject to an administrative review plan approval in accordance with the City's approved objective design standards.

SECTION 4. (CEQA)

Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the proposed ordinance to establish mixed-use development standards to ensure consistency with the goals and policies established by the Montebello 2040 General Plan does not have the potential to degrade the quality of the environment or have a significant effect on the environment. The proposed text amendment is consistent with the 2040 General Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No. 2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental impacts of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

SECTION 5. SEVERABILITY

If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 7. PUBLICATION

The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED 11TH DAY OF MARCH 2026.

Georgina Tamayo, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 25th day of February, 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christopher Jimenez, City Clerk

ATTACHMENT B

ORDINANCE NO. 2488

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, ADDING CHAPTER 17.21 - OBJECTIVE DESIGN STANDARDS TO TITLE 17 OF THE MONTEBELLO MUNICIPAL CODE FOR MULTI-UNIT RESIDENTIAL AND MIXED-USE DEVELOPMENTS

WHEREAS, the City of Montebello is a general law city organized and existing under the laws of the State of California; and

WHEREAS, Title 17 of the Montebello Municipal Code establishes zoning regulation to implement the City of Montebello General Plan; and

WHEREAS, the City of Montebello General Plan encourages compact, pedestrian oriented development that integrates residential, commercial, civic and employment uses; and

WHEREAS, the State of California has enacted housing laws, including but not limited to the Housing Accountability Act, the Housing Act of 2019, and other related statutes, which require local governments to apply objective design standards to certain residential and mixed-use projects; and

WHEREAS, State law defines “objective standards” as standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion; and

WHEREAS, the adoption of objective design standards will facilitate the timely production of housing, reduce uncertainty for applicants and the public, and ensure compliance with applicable State housing laws; and

WHEREAS, the City Council desires to provide clarity, predictability, and transparency in the development review process by establishing objective standards applicable to residential and mixed-use projects; and

WHEREAS, the City Council finds that the objective design standards set forth in this Ordinance are consistent with the City’s General Plan, promote high-quality architectural and site design, and protect the public health, safety, and welfare; and

WHEREAS, The City Council has reviewed the Objective Design Standard Ordinance and finds that its adoption is in the best interest of the City of Montebello and its residents; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO
DOES ORDAIN AS FOLLOWS:**

SECTION 1. RECITALS. The above recitals are true and correct and made a part of this Ordinance.

SECTION 2. FINDINGS. The City Council hereby finds that this Ordinance is consistent with the City's General Plan ensuring compatibility between the different land uses operating within the designated mixed-use areas. The mixed-use standards are intended to implement goals and policies of the Montebello General Plan by providing opportunities for integrated residential, commercial, office, civic and compatible employment within the city while also promoting a pedestrian oriented environment, infill development, and the revitalization within downtown, corridors, and neighborhoods.

SECTION 3. Chapter 17.21 of the Montebello Municipal Code is hereby established to read as follows:

Sections:

Chapter 17.21.010

17.21.010 PURPOSE

A. Purpose

The purpose of these objective standards is to provide the public, design professionals and decision makers with objective criteria for mixed use and multifamily residential development in the City. The standards aim to comply with requirements in the Housing Accountability Act, including SB 330. SB 330 defines objective design standards as "standards that involve no personal or subjective judgement by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application."

B. Applicability

The objective design standards apply to new construction multifamily and mixed-use developments with more than 2 housing units. The standards shall apply to new additions to existing conforming and non-conforming multi-unit residential and mixed-use developments. These standards also apply to commercial components of mixed-use developments. For development standards in the mixed-use zone, please reference Chapter 17.22 of the Montebello municipal code. In addition to the objective design standards, projects must also comply with applicable development standards in the Montebello Municipal Code.

17.21.020 Applicability

- A. These standards apply to all multi-unit residential and mixed-use development in the City with more than 2 housing units, unless the property is within a specific plan, overlay and planned unit development that already implements design standards, in which case those standards shall prevail. The standards shall apply to commercial components of mixed-used developments.
- B. These standards shall apply to new additions to existing conforming and nonconforming multi-unit residential and mixed-use developments where new floor area is added.
- C. All new developments, alterations and expansions of multi-family residential and mixed-used projects shall be processed under the applicable entitlements applications and shall be subject to the findings applicable in such entitlements.

17.21.030 General Standards

The following are general standards that shall be applicable to new multi-unit residential and mixed-use development:

A. Parking

- a. Access to parking:
 - I. No new parking shall be placed between a building and a street, except where allowed adjacent to a side street in the residential zone.
 - II. Parking, including parking garages, shall be accessed from the alley to secondary frontage street when possible. The opening of a parking lot or garage on the frontage shall not exceed two lanes in width.
- b. Tandem parking:
 - I. Up to 30 percent of the total required off-street parking spaces may be provided in tandem configuration. The maximum number of spaces

permitted in tandem configuration refers to the total individual spaces, not the total number of tandem spaces.

- II. Tandem shall be a maximum of two parking spaces in depth.
- III. Vehicle movement necessary to move cars parked in a tandem configuration shall not take place on any public street.
- IV. Tandem spaces shall be assigned to the same dwelling unit.
- c. Loading spaces:
 - I. A minimum of one off-street loading space shall be provided for every mixed-use building over 3000 sq.ft. in gross area.
- d. Landscaping:
 - I. Surface parking areas shall be planted with shade trees at a minimum ratio of one tree for every four spaces in an orchard planting arrangement.
 - II. Parking areas adjacent to a street or sidewalk shall be screened with landscaping and a decorative wall between 36 and 48 inches in height.
- e. Lighting:
 - I. Outdoor lighting fixtures shall be limited to a maximum height of 15 feet or the height of the nearest building, whichever is less.
 - II. Lighting shall be energy-efficient and shielded or recessed. Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way.
- f. Parking shall have pedestrian walkway access to the entrance of building.
- g. All end parking stalls shall be abutting landscape planters.
- h. Parking areas, covered and uncovered, shall be screened from public streets frontages. Screening examples include building placement, landscaping or fencing. Landscaping for screening shall not be less than three feet.

B. Open Space

- a. All projects containing a residential component shall include a common open space, no smaller than 15% of the lot area, open from the ground to the sky. This area shall be open to all residents of a development. The open space shall be located on the first floor, or podium level (on top of parking garage or commercial establishments). It should not be located in the required front setback.
- b. Projects complying with the common open space requirement shall not be required to provide private open space for each individual unit.
- c. Residential projects that do not comply with the common open space requirements shall provide for each residential unit a private open space in the

- form of a balcony, door yard or yard. Private open space shall have a minimum area of 40 square feet with a minimum width of 5 feet.
- d. Common open space shall include a combination of paved surfaces and landscaped areas.
 - e. Common open space shall be used to mitigate heat by incorporating trees, shade structures and gazebos.
 - f. Common spaces shall encourage gathering by including amenities like playgrounds, outdoor dining areas, and barbeques.
 - g. All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate frontage element, lobby, or open space, such as a court.

C. Materials and colors

- a. Glossy and reflective colors and materials are prohibited.
- b. Multi-unit development consisting of more than five buildings shall provide a minimum of two distinct color schemes, with a single-color scheme dedicated to not less than forty percent of all residential buildings.
- c. Multi-unit development with ten or more buildings shall provide a minimum of three-color schemes, each color scheme not to exceed thirty percent of all units.
- d. Contrasting colors shall be used for trim, windows, doors, and key architectural elements.
- e. Affordable units and market rate units within the same development shall be constructed of the same materials and details making the units non-distinguishable from one another.

D. Landscaping and Outdoor Lighting Standards

- a. Proposed developments shall incorporate site amenities such as linear planting beds or seat walls, street furniture, enhanced paving surfaces, public art, lighting etc., where appropriate. The features should be architecturally comparable with the style, color, and material of the principal building on the lot and those in the immediate area.
- b. Plant species should be selected based on their sustainability for an urban environment, cleanliness, and ability to survive in a healthy state despite constrained growing conditions. Ease of maintenance should be considered.
- c. The majority of plant materials shall consist of drought tolerant and/or native plants with minimum water requirements.

- d. The use of canopy trees for shading and cooling is encouraged where appropriate, particularly in publicly accessible open spaces and plazas, to mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficient sized tree pits or planting beds and appropriate planting mediums to provide for healthy tree growth.
- e. Decorative water features shall re-circulate water and, where available, shall use recycled water.
- f. Site lighting should be shielded by permanently attached light fixtures so that light sources are not visible from a public right-of-way and to prevent off-site glare.

E. Walls and Fences

- a. The style of walls shall be the same or similar to the architectural style of the project.
- b. Both sides of all perimeter walls and fences shall be architecturally treated, except for trash enclosures. The interior of trash enclosures shall be painted with high durability paint.
- c. Perimeter and property line walls shall consist of decorative concrete masonry unit (CMU) with a stucco finish, brick, or stone veneer, slump stone, or split face with pre-cast concrete, block, stone or brick trim cap. Interior walls, fences, and gates shall consist of wrought iron, wood, plastic/wood composites, brick and stone materials. Unfinished concrete mansard unit (CMU), chain link fences, barbed wire, razor wire, electric wire, and similar types are prohibited under all conditions.
- d. The maximum height of walls and fences shall be 6 feet.

F. Utilities, mechanical equipment and trash enclosures

- a. All utility equipment shall be located outside of any pedestrian path-of-travel walkway. All utility equipment shall be placed adjacent to alleyways, within parking areas, rear or side yard, or building “notch-outs” and screened from public view.
- b. If ground mounted mechanical equipment cannot be placed at the rear side of a building away from the street frontage, it shall either be placed on the ground and screened with landscape or placed on the roof and screened with architectural materials such as roof or parapet consistent with the overall architectural style.

- c. All electrical equipment, electrical meters, and junction boxes shall be placed within a utility room. If the utility room is not reasonable, then all equipment has to be designed as an integral part of the building development.
- d. Trees and shrubs shall be placed a minimum of five feet away from the water meter, gas meter, or sewer laterals. Ten feet away from utility poles and minimum three feet away from fire hydrants.
- e. Trash enclosures: Trash, recycling, organic waste, and green bins and dumpsters shall be housed in a covered refuse closure with a gate that screens trash.
- f. Trash enclosures shall be finished with the same primary wall material and color as the nearest building within the development.
- g. Trash enclosures shall have both a vehicular access gate with concrete apron, and a pedestrian entrance. Gates shall be opaque in color.
- h. Trash enclosures shall include interior dusk to dawn lighting for safety and security.

G. Entries

- a. The main entrance, or entrances, shall be emphasized and oriented to the street or major plazas or open space. Secondary entries may be from parking areas, the rear of buildings or interior open spaces.
- b. Building entrances shall connect to public streets, parking areas, and publicly accessible open spaces using pedestrian pathways or sidewalks. For larger sites with multiple buildings, building entrances shall be oriented to face internal open spaces, paseos and recreation amenities.
- c. When residential and commercial uses are combined in the same structure, separate entrances shall be provided for each use.

H. Architectural style and Character

- a. Buildings shall incorporate architectural elements of Mediterranean, Spanish Revival, Contemporary, or other style approved by the Planning and Community Development Director or his/her designee.
- b. Architectural styles shall be applied consistently on all building elevations.

I. Building Massing and Articulation

- a. Buildings of three stories in height or more shall be designed to differentiate a building's base from the rest of the structure. These two areas shall correspond,

for example, retail or lobbies. For buildings that are single use, the first floor shall be differentiated.

- b. Differentiation shall be achieved through color, texture/material change, variations in projections, or decorative details such as columns or arcades.
- c. Stairways shall be designed as a part of the overall architecture of the building, complementing the buildings' mass and form. Exterior stairwells shall be solid, prefabricated metal stairs are prohibited.

J. Frontage Types

a. Front yard

- I. Front yards may be visually continuous with adjacent yards with a common landscape, or enclosed by a low fence, wall or hedge. On sloping sites, front yards may be raised above the level of the adjacent sidewalk and supported by a low retaining wall at a property line with steps providing access between the sidewalk and the yard. Porches, stoops balconies, and bay windows may encroach into front yards.
- II. Front yards and continuous planters between the curb and sidewalk along the primary and side streets shall be landscaped.
- III. Paved areas shall be limited to walks and driveways.
- IV. Fencing defining the front yard shall not exceed four feet as measured from the adjacent sidewalk.

b. Porch

- I. Porches may be provided on buildings that are set back from the primary/ side street property lines and may encroach into the front yard and side street yard.
- II. Porches may be enclosed with insect screens if recessed from the exterior wall plane and if visibility is maintained from the sidewalk.
- III. Porches shall be designed according to the following requirements:

Dimensions	Minimum	Maximum
Depth (clear)	6 ft.	-
Width (clear)	12 ft.	-
Height: ceiling (clear)	8 ft.	12 ft.
Height: floor above ground	12 in.	3 ft.
Height: fence or hedge	-	3 ft.

c. Door yard

- I. A dooryard is an elevated or at grade garden or terrace that is located in the front yard setback and enclosed by a low wall near or at the property line.
- II. For elevated dooryards, access shall be from stairs or ramp.
- III. Walls or fences shall be consistent with the architectural style of the building in their design, material and finishes.
- IV. Dooryards shall be designed according to the following dimensional requirements:

Dimensions	Minimum	Maximum
Depth (clear)	7 ft.	-
Height above grade	0 ft.	3 ft.
Fence or railing may extend to height required by building code.	-	-

d. Stoop

- I. A stoop shall be a stair or landing leading directly from the sidewalk to the building entrance. Stoops shall be the frontage types for ground floor housing that is near the street.
- II. The exterior stairs may be perpendicular or parallel to the adjacent sidewalk. The landing may be covered or uncovered. Landscaping shall be placed on the side of the stoop.
- III. Stoops shall be designed according to the following dimensional requirements:

Dimensions	Minimum	Maximum
Depth: Landing (clear)	4 ft.	10 ft.
Width (clear)	4 ft.	10 ft.
Height: floor above grade	12 in.	3 ft.
Height: Fence or hedge	-	3 ft.

e. Shopfront

- I. Storefronts are large openings in a building façade that are enclosed with large transparent windows and doors that provide direct at grade

access to ground floor commercial and retail uses. The architectural elements of shopfronts include large windows, doors with glass, transom windows, and a solid base.

- II. Optional elements include awnings, canopies, signage, lighting and cornices.
- III. Storefront glass shall be clear without reflective coating or dark tinting. Lightly tinted glazed less than 15%, low emissivity, is acceptable.
- IV. Shopfronts shall be designed according to the following dimensional requirements:

Dimensions	Minimum	Maximum
Height (clear)	10 ft.	16 ft.
Distance to bottom of awning	8 ft.	10 ft.
Width of storefront bays	10 ft.	15 ft.
Glass area % of ground floor wall	70	90

f. Gallery

- I. Galleries are facades with ground floor colonnades that support a cantilevered shed roof or deck that covers the sidewalk. Galleries contain ground floor storefronts, making them ideal for retail use. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.
- II. Along primary frontages, the gallery columns shall correspond to Shopfront openings. Galleries shall be a minimum of two bays wide.
- III. Galleries shall be designed according to the following dimensional requirements.

Dimensions	Minimum	Maximum
Depth (clear)	10 ft.	16 ft.
Width (clear)	20 ft.	80 ft.
Width: single bay (clear)	10 ft.	16 ft.
Height (clear)	12 ft.	16 ft.
Distance from face of curb (clear)	2 ft.	-

g. Arcade

- I. Arcades are facades with a ground floor colonnade that supports the upper stories of the building, or for one-story buildings, the roof. Arcades contain ground-floor shopfronts, making it ideal for retail or restaurant use.
- II. Along primary frontages, the Arcade shall correspond to shopfront openings. Arcades shall be a minimum of two bays wide.
- III. Arcades shall be designed according to the following dimensions:

Dimensions	Minimum	Maximum
Depth (clear)	10 ft.	16 ft.
Width (clear)	20 ft.	80 ft.
Width: single bay (clear)	10 ft.	16 ft.
Height (clear)	12 ft.	16 ft.
Distance from face of the curb (clear)	2 ft.	-

h. Balcony

- I. A balcony is a platform enclosed by a wall on the outside of a building, with access from an upper-floor door.
- II. Balcony design character, palettes of material, and approach to detailing shall be consistent and compatible with the building's style.
- III. Balconies of traditionally styled buildings shall have visible supports in the front of projecting beams or braces. Balcony railings on traditional buildings shall be made of wood, wrought iron, steel bar, or tube faithfully simulating true wrought iron.
- IV. Balconies on modern style buildings may simply project. Modern buildings may also use galvanized or painted steel, aluminum, and cable railing components. Vinyl substitutes shall be avoided.

i. Bay window

- I. A large window or series of windows projecting from the outer wall of a building and forming a recess within.
- II. Bay windows shall be a maximum of ten feet wide and shall have a height that is equal to or greater than their width.
- III. Bay windows shall be placed a minimum of two feet from any building corner and a minimum of three feet from any other window bay.
- IV. Bay windows shall consist of at least 75% transparent fenestration.

j. Awning

- I. A cloth cover fastened to a building or structure and supported by a frame that is used to protect pedestrians from the sun or rain.
- II. Awnings shall be of a simple shed form, made of code-compliant-fire-resistant canvas or materials of similar appearance. Materials that are shiny stiff and synthetic shall be avoided.
- III. Each awning shall correspond to a storefront.
- IV. Upper floor awnings may be provided. Each individual awning shall cover no more than one shopfront or window opening. Signage is not allowed on upper floor awnings.
- V. Awnings shall be positioned so that signage is not obstructed.
- VI. Awning colors and patterns shall be coordinated with the overall design of the building. As appropriate awnings colors may vary between adjacent buildings.
- VII. Internally illuminated and backlit awnings and any associated light diffusers are prohibited.

k. Canopy

- I. A flat, metal awning that extends perpendicularly from the building and parallel to the sidewalk. The canopy's frame is connected to the wall and spanned by a variety of materials, including metal lattice, and metal slats.
- II. Canopies shall be of a simple form, made of metal and/or glass
- III. Canopies shall be supported either from the below by metal brackets, or from above by rods, wires, or chains that affix to the wall.
- IV. Canopies may extend across multiple storefronts.
- V. Canopies shall be positioned so that signage is not obstructed.
- VI. Canopies shall be coordinated with the overall design of the building, all canopies on a single building shall be consistent in their design, color and material.

K. Parklet

- a. A parklet size shall include one or more street parking spaces.
- b. Parklets must be located at least one parking space away from an intersection or street corner.
- c. Parklets are allowed on streets with a speed limit of 25 mph or less.

- d. Parklets must include a platform/deck that flushes with the sidewalk, unless the parklet is designed to be terraced. Parklets must end on sidewalks, and any furniture, heaters, and landscape may not spill into sidewalks.
- e. Stable and sturdy traffic barriers must be installed on all three sides open to roadway traffic. The barrier must have a minimum height of 36 inches and maximum height of 42 inches.
- f. To allow for water flow, Parklets must provide a drainage channel that is a minimum of 3 inches tall and 2 feet wide, along the entire length of the parklet, adjacent to the curb.
- g. Parklet design and construction will be subject to Public Works approval. The design must be flexible to allow for any roadway or utility maintenance. Public Works and Planning and Community Development have the right to close a parklet from use to perform maintenance work on adjacent infrastructure.

L. Pocket Park

- a. The maximum size of a pocket park shall be 0.25 acres.
- b. Pocket parks shall prioritize the needs of surrounding neighborhoods. This may include adding seating, play or fitness equipment, open lawn space, dog run, community gardens, ecological/educational displays, and community bulletin boards.
- c. Pocket parks may be designed to serve as stormwater retention and infiltration areas.

M. Solid Waste Standards

- a. Location, access and design criteria: the location of all solid waste collection and/ or storage spaces shall meet the following criteria:
 - I. To the extent possible, collection/storage location shall be accessed from an alley. Where an alley is not present, collection/storage locations may be accessed from the street. Collection/ storage locations from corner lots shall be accessed from the side street.
 - II. The collection/ storage spaces shall be located to minimize visual noise, and odor impacts to adjacent building occupants both on the subject lot and an adjacent lot.
 - III. Outdoor trash enclosures or collection rooms with a structure shall not be located on the street-facing façade of the structure. Outdoor trash enclosures shall not be located between the building's face and the street.
 - IV. The design of outdoor trash enclosures and exterior facing elements of collection/ storage area attached to, or within a building/ structure, shall

complement the architectural features of the building or development they serve. The incorporation of landscaping around trash enclosure is encouraged as a part of a successful design. All outdoor trash enclosures shall include a solid roof to minimize or prevent spill or trash contaminants from entering the stormwater system.

- V. The property owner or manager shall maintain both the interior spaces and surrounding exterior areas and keep them clean and free of graffiti, trash, residue, debris and leaks.

b. GHG Emissions Reductions Standards

- i. Gas or propane shall not be allowed in residential development.
- ii. All residential development will provide outdoor electrical outlets to accommodate the use of electric landscape equipment.
- iii. New development shall install at least one electric vehicle charging station on the specific project site, or through coordination with the City in other public parking areas within the City.

SECTION 4. ENFORCEMENT AND PENALTIES

1. The City shall enforce the provisions of this ordinance through its Planning and Community Development Department and Building and Safety Division. Unauthorized development that causes significant harm to protected views may be subject to fines, penalties, or removal of the offending structures or obstructions.
2. The City may also issue notices of violation to property owners who fail to comply with view protection requirements.
3. The City shall provide a right to action for property owners who suffer losses (e.g., reduced property value) to either demand for the removal of the obstruction or monetary damages.

SECTION 5. CEQA.

Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the proposed ordinance to adopt objective design standards to ensure consistency with the goals and policies established by the Montebello 2040 General Plan does not have the potential to degrade the quality of the environment or have a significant effect on the environment. The proposed text amendment is consistent with the 2040 General Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No.

2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental impacts of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

SECTION 6. SEVERABILITY

If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 7. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 8. PUBLICATION

The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED 11TH DAY OF MARCH 2026.

Georgina Tamayo, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 25th day of February, 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christopher Jimenez, City Clerk

ATTACHMENT C

ORDINANCE NO. 2489

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, AMENDING CHAPTER 17.74 OF THE MONTEBELLO MUNICIPAL CODE TO UPDATE THE SITE PLAN REVIEW STANDARDS

WHEREAS, the City of Montebello (“City”) is a general law city, incorporated under the laws of the State of California, with the power to make and enforce within its jurisdictional limits all local, police, sanitary, land use, and other ordinances and regulations not in conflict with general laws of the state; and

WHEREAS, the City currently regulates the Site Plan Review Standards under Chapter 17.74 of the Montebello Municipal Code (“MMC”). The primary objective of Chapter 17.74 - Site Plan Review (“SPR”) is to minimize or preclude potential adverse impacts to the public interest or on abutting properties and adjacent residential, commercial and industrial neighborhoods, resulting from the design or layout of a proposed development; and

WHEREAS, the City Council desires to amend Chapter 17.74 of the MMC in an effort to better align the level of regulatory review with the scale, complexity, and potential impacts of development, as well as to support and encourage the development of affordable housing; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and hereby incorporated into this Ordinance.

SECTION 2. AMENDMENT. Chapter 17.74 of the Montebello Municipal Code is hereby amended to read as follows (new language is underlined, while removed language is ~~stricken~~):

Chapter 17.74 SITE PLAN REVIEW

17.74.010 Purpose.

The purpose of the site plan review is to minimize or preclude potential adverse impacts to the public interest or on abutting properties and adjacent residential, commercial and industrial neighborhoods, resulting from the design or layout of a proposed development.

17.74.020 Authority to approve development plan.

The planning commission shall have the authority, subject to the procedure and limitations set forth herein, to review and approve, approve with conditions or deny approval of a development plan through a site plan review process.

17.74.030 When required.

A. A site plan review is required for all residential projects resulting in ~~three~~ ten or more dwelling units and for all commercial and industrial projects involving the construction of ~~five thousand~~ 25,000 square feet or more of building area. ~~A separate site plan review is not required for projects which require the approval of a conditional use permit.~~

B. Exceptions: Ministerial review of qualifying residential projects. Applications for residential or mixed-use projects with at least 20 percent of the residential units reserved for lower income households, may be exempt from discretionary review processes, as long as such plans do not require any zoning change, variance, or General Plan amendment.

17.74.040 Application—Form—Fee.

Submittal of corrected construction plans for a building permit plan check shall be considered an application for a site plan review. The application shall be accompanied by a filing fee in an amount established by resolution of the city council.

17.74.050 Application—Accompanying maps and data.

A. An application for a site plan review shall include construction plans and a plot plan of the subject property showing proposed buildings, and any adjacent existing buildings or improvements as well as finished grade and floor elevations for a distance of at least twenty feet beyond the boundaries of the proposed development.

B. In addition, an application shall include a location map showing the subject property as well as the surrounding areas along with a list of names and addresses of all surrounding property owners as set forth in Chapter 17.78 of this code, and any other data as may be required by the director of planning to adequately present the application to the planning commission. This resubmittal shall be considered application for a site plan review by the planning commission.

17.74.060 Application—Hearing.

The director of planning shall set the request for a site plan review for a public hearing before the planning commission in the manner specified in Chapter 17.78 of this code.

17.74.070 Application—Required findings.

Before any site plan review shall be granted, all of the following findings must be made:

- A. That the proposed design for improvement complies with all requirements of the Montebello Municipal Code;
- B. That the proposed design for improvement is consistent with the general plan;
- C. That the proposed design for improvement will not have any significant adverse impact on the surrounding properties or on the general public welfare.

17.74.080 Development plan—Conditions of approval.

The commission may approve a development plan subject to a site plan review with such conditions as the commission finds are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of a building permit and certificate of occupancy; and shall restrict and limit the construction and location of all structures within the development.

17.74.090 Application—Determination.

Within twenty days after completion of the public hearing, the planning commission shall announce its findings on the request unless the review period is extended with the consent of the applicant. The commission may approve, conditionally approve or deny a development plan subject to the site plan review process based on the evidence submitted and its own study and knowledge of the circumstances.

17.74.100 Development plan—Notice of decision.

Not later than seven days following the planning commission's action in approving or denying a development plan subject to the site plan review process, a notice shall be mailed to the applicant at the address shown on the application plans and to any other person requesting a copy. Such notice will state the planning commission's decision and all conditions of approval, if any, pursuant to that decision.

17.74.110 Development plan—Modification.

Any condition imposed upon the approval of a development plan subject to a site plan review may be modified or eliminated, or new conditions may be added; provided, that the granting body shall first conduct a public hearing in the same manner as required for the granting of the original application. No such modification shall be made unless the commission or council finds that such modification is necessary to protect the public interest and/or adjacent or abutting properties; or, in case of deletion of an existing condition, that such action is necessary to permit reasonable development of the site.

17.74.120 Appeal and effective date.

The provisions of Chapter 17.78 of this code, regarding appeal of the commission's action and the effective date of approval, shall apply.

17.74.130 Expiration of development plan approval.

The approval of a development plan to the site plan review process shall expire when the building permit application for the development expires, unless otherwise specified by the planning commission.

17.74.140 Development plan—Denial—Refiling.

Where a development plan subject to the site plan review process is denied by the planning commission, or by the city council upon appeal of the decision of the planning commission, the application may be refiled within one year of such decision only if the basis for the denial as contained in the minutes of the planning commission or city council action is addressed by a revised plan. Any application may be refiled in the same form after one year of the planning commission or city council decision.

SECTION 3. CEQA. Pursuant to the provisions of the California Environmental Quality Act (“CEQA”), the proposed ordinance amending the City’s site plan review standards in Chapter 17.74 of the MMC would not have the potential to degrade the environment quality or result in significant environmental impacts. The proposed text amendment is consistent with the goals and policies of the Montebello 2040 General Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No. 2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental effects of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

SECTION 4. SEVERABILITY. If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 6. PUBLICATION. The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED 11TH DAY OF MARCH 2026.

Georgina Tamayo, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 25th day of February 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christopher Jimenez, City Clerk

ATTACHMENT D

ORDINANCE NO. 2490

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, TO REZONE IDENTIFIED PROPERTIES TO ENSURE CONSISTENCY WITH THE LAND USE DESIGNATIONS ESTABLISHED BY THE 2040 GENERAL PLAN AND THE OPPORTUNITY SITES IDENTIFIED IN THE CITY'S HOUSING ELEMENT

WHEREAS, the City of Montebello ("City") is authorized under Article XI, Section 7 of the California Constitution and California Government Code Section 65800 et seq. to regulate the use of land through zoning regulations is a general law city organized and existing under the laws of the State of California; and

WHEREAS, The City Council of the City of Montebello adopted the 2040 General Plan by on April 10, 2024, following public hearings and environmental review pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, the City of Montebello 2040 General Plan establishes updated land use designations, policies, and development standards intended to guide long-term growth, promote housing opportunities, support economic development, and ensure orderly and compatible land use patterns throughout the City; and

WHEREAS, California Government Code Section 65860 requires that zoning regulations be consistent with the adopted General Plan; and

WHEREAS, the City's existing zoning map and zoning classifications for certain parcels are no longer consistent with the land use designations adopted in the Montebello 2040 General Plan; and

WHEREAS, the Montebello 2040 General Plan includes land use designations that accommodate residential, mixed-use, industrial, commercial, and public uses at densities and intensities sufficient to support the City's long-term housing, employment, and infrastructure needs; and

WHEREAS, the rezoning is consistent with the City's adopted Housing Element, and implements the Opportunity Sites identified therein; and

WHEREAS, the City's 2021-2029 Housing Element, certified the California Department of Housing and Community Development ("HCD"), relies in part on zoning consistency and

rezonings to ensure adequate capacity to accommodate the City's assigned Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, the rezoning of certain parcels is necessary to implement the policies and programs of the Montebello 2040 General Plan, including but not limited to housing production, affirmatively furthering fair housing, neighborhood compatibility, and transit-supportive development; and

WHEREAS, the parcels proposed for rezoning are identified in Exhibit A of this Ordinance and are being rezoned to zoning designations consistent with the corresponding Land Use Designation identified in the 2040 General Plan as well as the sites identified in the Housing Element; and

WHEREAS, The City Council finds that the rezoning of the parcels identified herein furthers the public interest, promotes the general welfare, and is consistent with the Montebello 2040 General Plan; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and made a part of the findings in support of this Ordinance.

SECTION 2. FINDINGS. The City Council hereby finds and determines that this Ordinance is consistent with the Montebello 2040 General Plan and serves to ensure consistency between the City's zoning regulation and the 2040 General Plan Land Use Designations. The rezoning established by this Ordinance is consistent with the City's adopted Housing Element and implements the Housing Overlay Opportunity Sites identified therein. The rezoning will implement goals and policies of the Montebello General Plan by providing opportunities for integrated residential, commercial, office, civic and compatible employment within the city while also promoting a pedestrian oriented environment, infill development, and revitalization within downtown, corridors, and neighborhoods.

SECTION 3. The proposed rezoning of certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's Housing Element is hereby established to read as follows:

EXHIBIT A - List of Parcels to Be Rezoned

APN	Address	Current Zone	New Land Use Designation	New Zone
6350-016-904	400 S. Taylor Avenue	M-1	Neighborhood	C-1
6350-016-906	400 S. Taylor Avenue	M-1	Neighborhood	C-1
6350-016-905	400 S. Taylor Avenue	M-1	Neighborhood	C-1
6350-017-906	No Address	M-1	Neighborhood	C-1
5267-008-900	2917 Via Campo	R-1	Corridor	C-2
6354-027-029	801 Union Street	M-2	Corridor	C-2
6354-027-014	7601 Telegraph Road	M-2	Corridor	C-2
6354-027-026	723 Union Street	M-2	Corridor	C-2
6354-027-015	7601 Telegraph Road	M-2	Corridor	C-2
6354-027-001	719 Union Street	M-2	Corridor	C-2
6354-027-016	7653 Telegraph Road	M-2	Corridor	C-2
6354-028-021	1701 Aeros Way	M-2	Corridor	C-2
6354-028-022	1717 Aeros Way	M-2	Corridor	C-2
6354-028-023	1725 Aeros Way	M-2	Corridor	C-2
6354-028-032	1801 Aeros Way	M-2	Corridor	C-2
6354-028-035	7709 Telegraph Road	M-2	Corridor	C-2
6354-028-034	7709 Telegraph Road	M-2	Corridor	C-2
6354-028-025	1724 Aeros Way	M-2	Corridor	C-2
6354-028-026	1734 Aeros Way	M-2	Corridor	C-2
6354-028-033	7733 Telegraph Road	M-2	Corridor	C-2
6354-030-062	7801 Telegraph Road	M-2	Corridor	C-2
6354-030-066	8105 Slauson Avenue	M-2	Corridor	C-2
6354-030-063	8033 Slauson Avenue	M-2	Corridor	C-2
6354-030-056	8023 Slauson Avenue	M-2	Corridor	C-2
6354-030-055	8019 Slauson Avenue	M-2	Corridor	C-2
6354-030-054	7825 Telegraph Road	M-2	Corridor	C-2
6354-030-004	8117 Slauson Avenue	M-2	Corridor	C-2
6354-030-003	8125 Slauson Avenue	M-2	Corridor	C-2
6354-030-001	8129 Slauson Avenue	M-2	Corridor	C-2
6368-002-002	Vacant Parcel	M-2	Corridor	C-2
6368-001-017	8130 Slauson Avenue	M-2	Corridor	C-2
6368-001-009	7799 Telegraph Road	M-2	Corridor	C-2
6368-001-025	7895 Telegraph Road	M-2	Corridor	C-2
6368-001-024	8000 Slauson Avenue	M-2	Corridor	C-2
6368-001-023	8016 Slauson Avenue	M-2	Corridor	C-2
6368-001-002	8040 Slauson Avenue	M-2	Corridor	C-2
6368-001-001	8130 Slauson Avenue	M-2	Corridor	C-2
6353-017-014	1125 Washington Blvd	M-1	Corridor	C-2
6353-017-006	1129 Washington Blvd	M-1	Corridor	C-2
6353-017-019	1101 Washington Blvd	M-1	Corridor	C-2
6353-017-015	1025 S. Greenwood Avenue	M-1	Corridor	C-2
6352-007-062	1033 S. Montebello Blvd Unit A	R-3	Corridor	C-2
6350-022-020	501 S. Montebello Blvd	M-1	Neighborhood	C-2
6354-017-013	1460 S. Greenwood Avenue	C-M	Neighborhood	C-1
6353-012-007	901 S. Greenwood Avenue	C-M	Neighborhood	C-2
6350-022-021	560 S. Greenwood Avenue	C-M	Neighborhood	C-1
6350-022-044	433 S. Montebello Blvd	C-2	Neighborhood	R-3
6349-011-014	400 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-010-010	1000 W. Olympic Boulevard	C-2	Neighborhood	C-2
6350-010-011	1018 W. Olympic Boulevard	C-2	Neighborhood	C-2
6350-010-012	1018 W. Olympic Boulevard	C-2	Neighborhood	C-2
6350-011-021	1100 W. Olympic Boulevard	C-2	Neighborhood	C-2
6349-015-011	413 W. Olympic Blvd	M-1	Neighborhood	C-2
6349-015-012	423 W. Olympic Blvd	M-1	Neighborhood	C-2
6349-015-008	601 W. Olympic Blvd	M-1	Neighborhood	C-2
6349-015-007	617 W. Olympic Blvd	M-1	Neighborhood	C-2
6349-015-013	707 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-026-002	1108 W. Mines Avenue	M-1	Neighborhood	R-3
6350-026-001	565 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-018-900	801 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-066	808 Jade Place	M-1	Neighborhood	R-3
6350-018-062	816 Jade Place	M-1	Neighborhood	R-3
6350-018-088	821 Aloe Place	M-1	Neighborhood	R-3

EXHIBIT A - List of Parcels to Be Rezoned

6350-018-011	833 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-010	No address	M-1	Neighborhood	C-2
6350-018-009	903 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-013	905 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-001	1005 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-038	311 Mission Road	M-1	Neighborhood	R-3
6350-018-027	1009 Eucalipto Place	M-1	Neighborhood	R-3
6350-018-049	1009 Roble Place	M-1	Neighborhood	R-3
6350-018-016	1009 Sequoia Place	M-1	Neighborhood	R-3
6350-017-022	1105 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-017-020	1111 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-017-021	1129 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-017-907	1213 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-907	1301 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-015	1329 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-001	1329 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-014-010	401 S. Park Avenue	M-1	Neighborhood	C-1
6350-014-007	409 S. Park Avenue	M-1	Neighborhood	C-1
6350-014-006	419 S. Park Avenue	M-1	Neighborhood	C-1
6350-017-906	No address	M-1	Neighborhood	C-1
6350-015-007	1300 W. Colegrove Avenue	M-1	Neighborhood	R-3
6350-015-906	1307 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-017	1309 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-014	No address	M-1	Neighborhood	C-1
6350-015-013	1328 W. Colegrove Avenue	M-1	Neighborhood	C-1
6350-013-002	1417 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-012-023	1400 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-012-021	1408 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-012-020	1412 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-022-026	544 Montebello Way	M-1	Neighborhood	C-1
6350-022-024	546 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-022-029	530 Montebello Way	M-1	Neighborhood	C-1
6353-004-006	1428 Beach Street	M-1	Neighborhood	R-3
6353-004-005	732 S. Maple Avenue	M-1	Neighborhood	R-3
6353-004-004	720 S. Maple Avenue	M-1	Neighborhood	C-1
6353-004-003	710 S. Maple Avenue	M-1	Neighborhood	C-1
6353-003-020	652 S. Maple Avenue	M-1	Neighborhood	C-1
6353-003-018	600 S. Maple Avenue	M-1	Neighborhood	C-1
6353-003-017	1409 W. Mines Avenue	M-1	Neighborhood	R-3
6350-021-905	819 Truck Way	M-1	Neighborhood	C-1
6353-003-019	630 S. Maple Avenue	M-1	Neighborhood	R-3
6350-026-012	1126 Calle Flor	M-1	Neighborhood	R-3
6350-026-900	1128 W. Mines Avenue	M-1	Neighborhood	C-1
6350-026-067	1135 Calle Flor	M-1	Neighborhood	R-3
6350-026-003	1112 W. Mines Avenue	M-1	Neighborhood	R-3
6350-026-055	540 Calle Flor	M-1	Neighborhood	R-3
6350-026-043	1122 Calle Flor	M-1	Neighborhood	R-3
6350-026-030	1134 Calle Flor	M-1	Neighborhood	R-3
6350-027-005	525 S. Greenwood Avenue	M-1	Neighborhood	R-3
6350-021-012	835 Truck Way	M-1	Neighborhood	C-1
6350-021-011	839 Truck Way	M-1	Neighborhood	C-1
6350-021-010	845 Truck Way	M-1	Neighborhood	C-1
6350-021-009	847 Truck Way	M-1	Neighborhood	C-1
6350-021-008	855 Truck Way	M-1	Neighborhood	C-1
6350-021-039	500 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-021-032	520 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-021-033	528 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-022-030	528 Montebello Way	M-1	Neighborhood	C-1
6337-002-015	1552 W. Olympic Blvd	R-2	Corridor	C-2
6344-025-024	2001 W. Beverly Blvd	C-R	Neighborhood	C-1
5294-011-014	505 N. 19th Street	C-1	Neighborhood	R-3
5294-011-025	509 N. 18th Street	C-2	Neighborhood	R-1
5294-014-002	506 N. 18th Street	C-1	Neighborhood	R-1
6344-004-031	1709 W. Beverly Blvd	R-3	Corridor	C-2
5294-014-034	1520 W. Beverly Blvd	C-R	Neighborhood	C-1
6345-001-028	1315 W. Beverly Blvd	R-4	Corridor	C-2
5269-013-037	509 N. 3rd Street	R-3	Corridor	C-2

EXHIBIT A - List of Parcels to Be Rezoned

5269-013-057	508 N. 3rd Street	R-3	Corridor	C-2
5269-012-033	512 N. 2nd Street	R-3	Corridor	C-2
5269-012-038	513 N. 1st Street	R-3	Corridor	C-2
5267-008-001	2921 Via Campo	R-1	Corrdior	C-2
5267-008-900	2917 Via Campo	R-1	Corridor	C-2
5267-008-003	2913 Via Campo	R-1	Corridor	C-2
5267-008-026	887 N. Garfield Avenue	R-3	Corridor	C-2
5249-002-033	3544 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-002-002	3542 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-031	3538 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-016	3536 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-027	3534 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-028	3532 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-014	3526 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-013	3524 1/4 Beverly Blvd	C-2	Neighborhood	C-1
5249-001-012	3524 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-011	3524 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-030	3516 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-007	3514 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-029	3510 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-004	3508 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-003	3506 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-002	3504 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-001	3500 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-020	3414 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-019	3412 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-018	No address	C-2	Neighborhood	C-1
5267-022-017	No address	C-2	Neighborhood	C-1
5267-022-016	3404 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-015	3400 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-014	3328 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-038	3320 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-007	3314 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-006	No address	C-2	Neighborhood	C-1
5267-022-037	3308 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-035	3304 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-023-012	3216 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-023-006	3212 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-023-013	3204 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-001	3421 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-002	3417 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-003	3415 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-004	3413 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-033	3409 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-007	3403 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-008	3401 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-029	3335 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-011	3331 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-012	3329 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-013	3329 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-014	3327 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-015	3325 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-016	3323 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-031	3321 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-032	3319 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-019	3317 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-020	3315 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-021	3313 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-030	3311 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-024	3309 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-025	3305 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-026	3301 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-027	3217 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-028	3213 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-006-014	3205 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-006-015	3201 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-006-016	3201 W. Beverly Blvd	C-2	Neighborhood	C-1

EXHIBIT A - List of Parcels to Be Rezoned

5267-026-048	3124 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-040	3116 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-050	3108 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-038	3106 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-049	3100 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-046	3020 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-027-001	3000 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-051	3001 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-028	3015 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-027	3017 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-026	3019 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-025	3027 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-024	3033 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-049	3101 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-011	3105 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-010	3105 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-022	3109 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-007	3111 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-048	3117 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-052	3127 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-047	2913 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-050	2901 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-027-029	2900 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-027-028	2910 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-027-024	525 N. Garfield Avenue	C-2	Neighborhood	C-1
6343-005-031	480 N. Garfield Avenue	C-2	Neighborhood	C-1
6343-005-035	2805 W. Beverly Blvd	C-2	Neighborhood	C-1
5268-028-001	500 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-003	508 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-005	512 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-007	516 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-009	520 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-011	524 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-013	528 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-015	532 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-030	536 N. Garfield Avenue	C-2	Neighborhood	C-1
6352-026-107	959 S. Bluff Road	C-2	Neighborhood	R-3
6352-026-120	940 Lilac Lane	C-2	Neighborhood	R-3
6352-026-050	929 S. 4th Street	R-1	Corridor	C-2
6352-026-051	933 S. 4th Street	R-1	Corridor	C-2
6352-026-052	937 S. 4th Street	R-1	Corridor	C-2
6352-026-053	No Address	R-1	Corridor	C-2
6352-028-008	932 S. Montebello Blvd	R-3	Corridor	C-2
6352-027-014	939 S. Montebello Blvd	R-3	Corridor	C-2
6337-007-003	116 S. 22nd Street	R-3	Corridor	C-2
6337-007-004	2120 Allston Street	R-3	Corridor	C-2
6351-002-018	No Address	R-2	Corridor	C-2
6351-002-019	917 S. Concourse Avenue	R-2	Corridor	C-2
6346-012-920	No Address	R-3	Corridor	C-2
6346-012-919	No Address	R-3	Corridor	C-2
6346-012-918	No Address	R-3	Corridor	C-2
6346-012-917	No Address	R-3	Corridor	C-2
6346-012-916	No Address	R-3	Corridor	C-2
6346-012-915	No Address	R-3	Corridor	C-2
6346-012-028	280 N. Montebello Blvd	R-3	Corridor	C-2
6346-012-002	705 W. Madison Avenue	R-2	Neighborhood	R-3
6347-001-003	432 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-004	428 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-005	424 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-006	420 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-007	414 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-008	412 N. Poplar Avenue	C-2	Neighborhood	R-3
6346-004-037	100 E. Harding Avenue	C-2	Neighborhood	R-3
5269-015-068	604 N. Montebello Blvd	C-R	Corridor	C-2
5269-015-067	616 N. Montebello Blvd	R-1	Corridor	C-2
5294-015-043	1305 Masser Place	R-3	Corridor	C-2
6344-005-035	441 N. 16th Street	C-R	Corridor	C-2

5294-010-025	2000 W. Beverly Blvd	R-2	Corridor	C-2
5268-014-024	503 Morris Place	C-R	Neighborhood	C-1
5268-014-021	505 Morris Place	C-R	Neighborhood	R-1
5268-014-023	504 N. Via Val Verde	C-R	Neighborhood	R-1
5268-014-020	500 N. Via Val Verde	C-R	Neighborhood	C-1
6345-003-025	1006 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-024	1012 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-023	1018 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-022	1024 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-021	1126 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-020	1132 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-019	1120 W. Harding Avenue	R-A	Neighborhood	R-1
5267-006-900	No Address	R-1	Open Spaces	C-2
5267-007-901	No Address	R-1	Open Spaces	C-2
5267-007-900	No Address	R-1	Open Spaces	C-2
6352-001-055	1105 S. Bluff Road	R-1	Civic	R-3
5267-010-908	988 Bella Verde Drive (Partial Rezoning consistent with the Housing Element)	R-1	Open Spaces	C-2

SECTION 4. (CEQA.)

Pursuant to the provisions of the California Environmental Quality Act (“CEQA”), the proposed ordinance to rezone certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City’s Housing Element does not have the potential to degrade the quality of the environment or have a significant effect on the environment. The proposed rezoning amendment is consistent with the 2040 General Plan and Downtown Montebello Specific Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No. 2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental impacts of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

The 2040 General Plan includes the City’s 6th Cycle Housing Element, which was previously adopted and certified by the California Department of Housing and Community Development and was also analyzed within the Final EIR. The proposed zoning text and map amendments are within the scope of the certified Final EIR and do not result in new or more severe impacts. No further environmental review is required pursuant to CEQA Guidelines Sections 15162 and 15168.

SECTION 5. SEVERABILITY

If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 7. PUBLICATION

The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED 11TH DAY OF MARCH 2026.

Georgina Tamayo, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 25th day of February, 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christopher Jimenez, City Clerk

ATTACHMENT E

RESOLUTION NO. 26-09

A RESOLUTION OF THE CITY OF MONTEBELLO CITY COUNCIL APPROVING AMENDMENTS TO THE CITY ZONING MAP TO IMPLEMENT NEW ZONING CLASSIFICATIONS FOR CERTAIN PARCELS CONSISTENT WITH THE CITY'S GENERAL PLAN AND HOUSING ELEMENT

RECITALS

WHEREAS, on June 22, 2022, the City Council adopted the City's Housing Element (6th Cycle, 2021-2029), and subsequently was certified by the California Department of Housing and Community Development ("HCD") on July 11, 2022; and

WHEREAS, on April 10, 2024, the City Council adopted the Montebello 2040 General Plan and the Downtown Montebello Specific Plan and certified a Final Environmental Impact Report ("Final EIR") for both documents; and

WHEREAS, the Montebello 2040 General Plan Update establishes the City's long-term vision, goals, and policies to guide future development throughout the City; and

WHEREAS, prior to the adoption of the Montebello 2040 General Plan Update, the City's General Plan had last been comprehensively updated in 1973, which was also the last time the City's zoning designations were substantially revised; and

WHEREAS, the City Council desires to amend the City's Zoning Map to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029), by rezoning approximately 270 parcels.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY RESOLVES, FINDS, AND DECLARES AS FOLLOWS:

SECTION 1: The above Recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2: The City Council hereby approves amendments to the City's Zoning Map to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029), as set forth in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 3: That the City Clerk shall certify to the passage and adoption of this Resolution and enter into the book of original Resolutions of the City of Montebello.

RESOLUTION NO. 26-09

Page 2 of 2

APPROVED AND ADOPTED this 25th day of February, 2026.

Georgina Tamayo, Mayor

ATTEST:

APPROVED AS TO FORM:

Christopher Jimenez, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF MONTEBELLO) SS:

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 26-09 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 25th day of February 2026 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

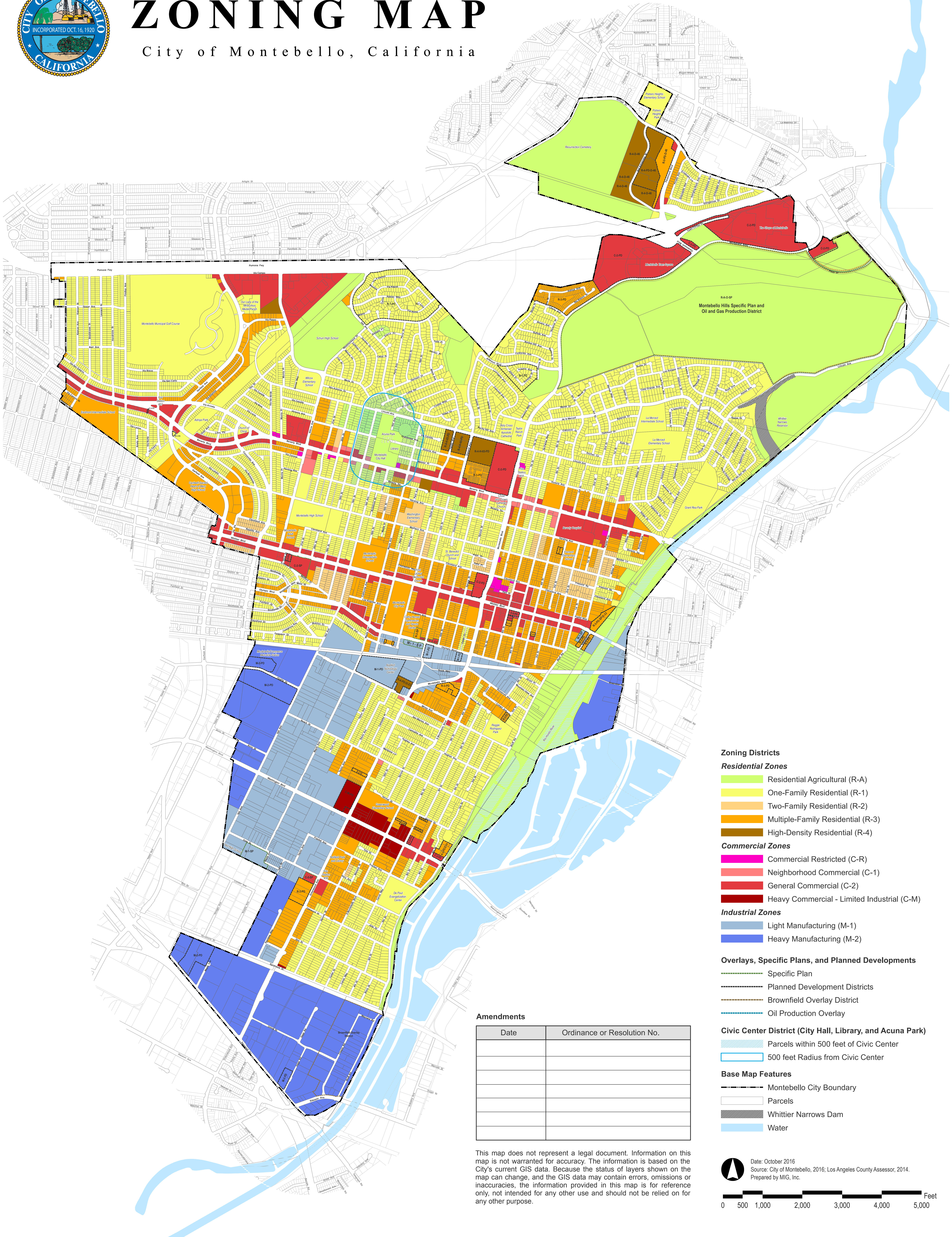
DATE: _____

Christopher Jimenez, City Clerk



EXISTING ZONING MAP

City of Montebello, California



- Zoning Districts**
Residential Zones
 - Residential Agricultural (R-A)
 - One-Family Residential (R-1)
 - Two-Family Residential (R-2)
 - Multiple-Family Residential (R-3)
 - High-Density Residential (R-4)**Commercial Zones**
 - Commercial Restricted (C-R)
 - Neighborhood Commercial (C-1)
 - General Commercial (C-2)
 - Heavy Commercial - Limited Industrial (C-M)**Industrial Zones**
 - Light Manufacturing (M-1)
 - Heavy Manufacturing (M-2)
- Overlays, Specific Plans, and Planned Developments**
 - Specific Plan
 - Planned Development Districts
 - Brownfield Overlay District
 - Oil Production Overlay
- Civic Center District (City Hall, Library, and Acuna Park)**
 - Parcels within 500 feet of Civic Center
 - 500 feet Radius from Civic Center
- Base Map Features**
 - Montebello City Boundary
 - Parcels
 - Whittier Narrows Dam
 - Water

Amendments	
Date	Ordinance or Resolution No.

This map does not represent a legal document. Information on this map is not warranted for accuracy. The information is based on the City's current GIS data. Because the status of layers shown on the map can change, and the GIS data may contain errors, omissions or inaccuracies, the information provided in this map is for reference only, not intended for any other use and should not be relied on for any other purpose.

Date: October 2016

Source: City of Montebello, 2016; Los Angeles County Assessor, 2014.

Prepared by MIG, Inc.

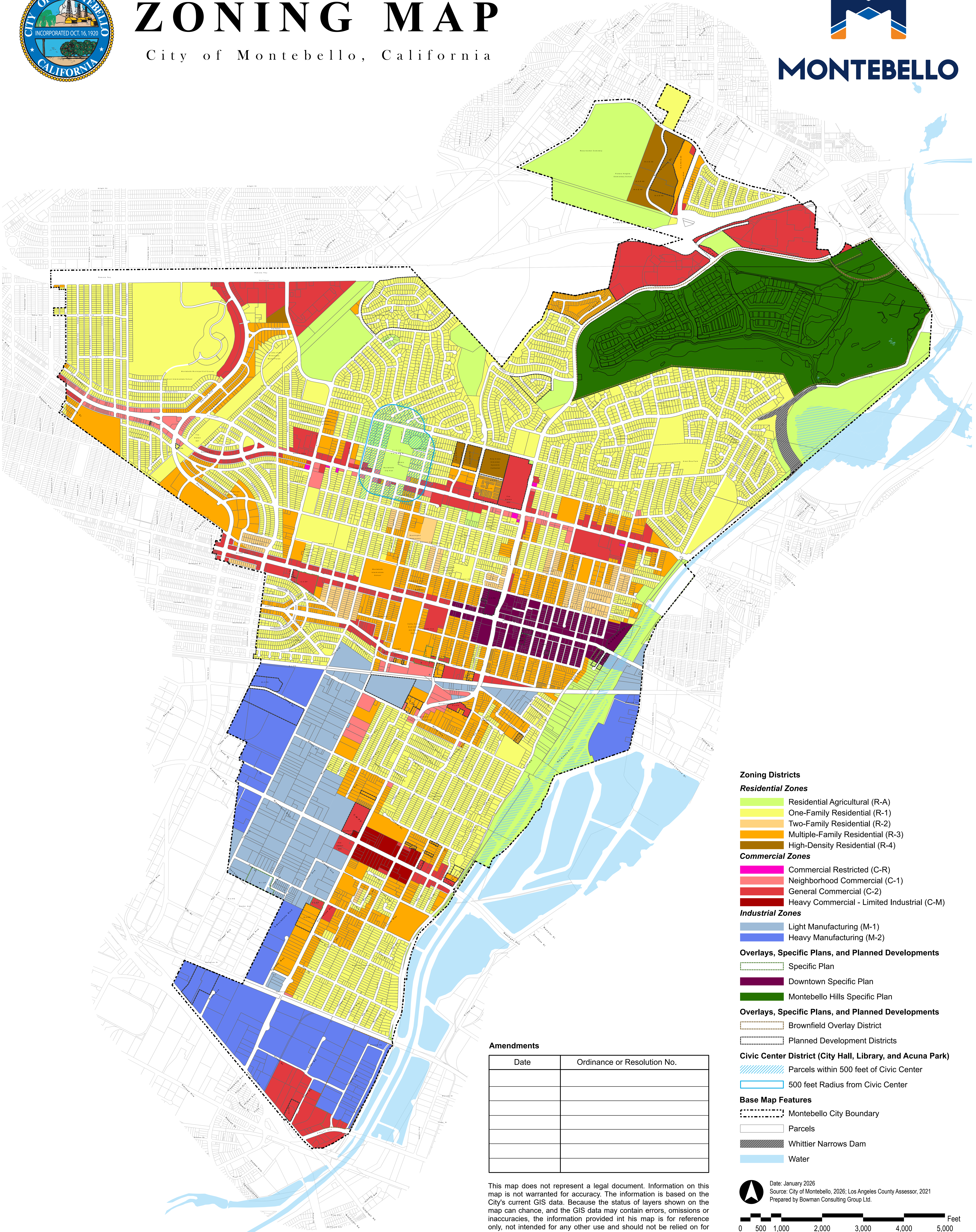


PROPOSED ZONING MAP

City of Montebello, California



MONTEBELLO



- Zoning Districts**
Residential Zones
 - Residential Agricultural (R-A)
 - One-Family Residential (R-1)
 - Two-Family Residential (R-2)
 - Multiple-Family Residential (R-3)
 - High-Density Residential (R-4)**Commercial Zones**
 - Commercial Restricted (C-R)
 - Neighborhood Commercial (C-1)
 - General Commercial (C-2)
 - Heavy Commercial - Limited Industrial (C-M)**Industrial Zones**
 - Light Manufacturing (M-1)
 - Heavy Manufacturing (M-2)
- Overlays, Specific Plans, and Planned Developments**
 - Specific Plan
 - Downtown Specific Plan
 - Montebello Hills Specific Plan**Overlays, Specific Plans, and Planned Developments**
 - Brownfield Overlay District
 - Planned Development Districts**Civic Center District (City Hall, Library, and Acuna Park)**
 - Parcels within 500 feet of Civic Center
 - 500 feet Radius from Civic Center**Base Map Features**
 - Montebello City Boundary
 - Parcels
 - Whittier Narrows Dam
 - Water

Amendments	
Date	Ordinance or Resolution No.

This map does not represent a legal document. Information on this map is not warranted for accuracy. The information is based on the City's current GIS data. Because the status of layers shown on the map can change, and the GIS data may contain errors, omissions or inaccuracies, the information provided in this map is for reference only, not intended for any other use and should not be relied on for any other purpose.

Date: January 2026

Source: City of Montebello, 2026; Los Angeles County Assessor, 2021

Prepared by Bowman Consulting Group Ltd.

05001,0002,0003,0004,0005,000Feet

ATTACHMENT F

CITY OF MONTEBELLO PLANNING COMMISSION RESOLUTION NO. 02-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING TEXT CODE AMENDMENTS TO VARIOUS PROVISIONS OF TITLE 17 (ZONING) OF THE CITY OF MONTEBELLO MUNICIPAL CODE, RELATED TO MIXED-USE DEVELOPMENT STANDARDS, OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS, AND SITE PLAN REVIEW STANDARDS, AND APPROVING NEW ZONING CLASSIFICATIONS FOR CERTAIN PARCELS AND AMENDMENTS TO THE CITY'S ZONING MAP CONSISTENT WITH THE CITY'S GENERAL PLAN AND HOUSING ELEMENT

WHEREAS, On June 22, 2022, The City Council adopted the City's Housing Element (6th Cycle, 2021-2029), and subsequently was certified by the California Department of Housing and Community Development ("HCD") on July 11, 2022; and

WHEREAS, On April 10, 2024, the City Council adopted the Montebello 2040 General Plan and Downtown Montebello Specific Plan, for which the City Council certified a Final Environmental Impact Report ("Final EIR"). The Montebello 2040 General Plan Update is intended to create the vision, goals, and policies for future development within the City; and

WHEREAS, From October 2020 through February 2024, approximately 31 public outreach activities were held in connection with the 2040 General Plan, Bike Plan, and Downtown Specific Plan; and

WHEREAS, City staff proposes amendments to Title 17 of the Montebello Municipal Code to include the establishment of mixed-use development standards, the adoption of objective design standards for residential and mixed-use developments, and revisions to the existing site plan review standards, and implement corresponding rezoning and zoning map amendments to ensure consistency with the Montebello 2040 General Plan and the City's Housing Element; and

WHEREAS, The Montebello 2040 General Plan and adopted Housing Element establish goals and policies to facilitate mixed-use and residential development, increase housing supply, and ensure consistency with State laws; and

WHEREAS, The proposed text code amendments and zoning map update are a companion effort to Montebello's General Plan and Housing Element, which include commitments from the City to look at ways to encourage housing development by removing constraints, streamlining, and improving the development review process while being consistent with recent State legislation; and

WHEREAS, Pursuant to Government Code section 65853, a zoning ordinance or an amendment to a zoning ordinance which imposes any regulations for the use of buildings, structures, and land as between industry, business, residences, and open space shall be adopted in the manner set forth in Sections 65854 to 65857 of the Government Code; and

WHEREAS, Section 65854 of the Government Code requires that the Planning Commission hold a public hearing on the proposed zoning ordinance or amendment to a zoning ordinance; and

WHEREAS, Pursuant to Montebello Municipal Code (“MMC”) Chapter 17.76, the Planning Commission must recommend a specific course of action to the City Council after a public hearing has been conducted on any proposed zone change or amendment; and

WHEREAS, Staff is proposing Text Code Amendment (PC-2026-0013-TCA) Ordinance No. 2487 amending Chapter 17 of the MMC adding Sections 17.22.220 through 17.22.240– *Mixed-Use Development Standards* to establish new mixed-use development standards applicable to C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts, as well as other miscellaneous updates to Chapter 17.22 that include language related to the mixed-use development standards; and

WHEREAS, Staff is proposing Text Code Amendment (PC-2026-0014-TCA) Ordinance No. 2488 amending Chapter 17 of the MMC adding Chapter 17.21 – *Objective Design Standards* to create new standards and requirements for new buildings situated along major corridors and neighborhood streets; and

WHEREAS, Staff is proposing Text Code Amendment (PC-2026-0015-TCA) Ordinance No. 2489 amending Chapter 17 of the MMC, specifically Chapter 17.74 – *Site Plan Review* to update the thresholds related to when an SPR is required within residential, commercial, and industrial zoning districts. Additionally, to remove Section 17.74.030(A) that states a separate site plan review is not required for projects that require approval of a conditional use permit. Lastly, to add Section 17.74.030(B) to include an exception that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially, rather than through the discretionary site plan review process, when at least 20 percent of the residential units are reserved for low-income households; and

WHEREAS, Staff is proposing a rezoning (PC-2026-0016-ZC) Ordinance No. 2490 amending the zoning of approximately 270 parcels to ensure consistency with the new 2040 General Plan Land Use Designations, specifically the opportunity sites identified in the City’s 6th Cycle Housing Element (2021-2029), and to correct nonconforming or improperly zoned parcels to ensure consistency with surrounding land use patterns and current development standards; and

WHEREAS, Staff is proposing an amendment to the City’s Zoning Map in correlation with the rezoning to ensure consistency with the land use designations established by the 2040 Montebello General Plan and the opportunity sites identified in the City’s Housing Element; and

WHEREAS, A duly noticed public hearing has been held, at which the Planning Commission received and considered staff presentations, recommendations, public testimony, and all other substantial evidence presented at the public hearing and included in the record for this matter; and

WHEREAS, All other legal prerequisites to the adoption of this Resolution have occurred; and

NOW THEREFORE, Planning Commission of the City of Montebello hereby finds, declares and resolves as follows:

SECTION 1. The above Recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. Pursuant to Montebello Municipal Code (MMC) Section 17.76.020, the Planning Commission does hereby initiate the proposed text code amendments of provisions of Title 17 of the MMC to add Section 17.22.220 through 17.22.240 as set forth in Ordinance No. 2487, to add Chapter 17.21 as set forth in the draft Ordinance No. 2488, to amend Chapter 17.74 as set forth in Ordinance No. 2489, to approve the rezoning of certain properties as set forth in Ordinance No. 2490, and to approve an amendment to the City's Zoning Map as set forth in this Resolution No. 02-26.

SECTION 3. The Planning Commission hereby finds that amending Chapter 17 of the MMC to add Sections 17.22.220 through 17.22.240 – *Mixed-Use Standards*, to add Chapter 17.22 – *Objective Design Standards*, to amend and add to Chapter 17.74 – *Site Plan Review*, to amend the zoning of certain parcels, and to amend the existing Zoning Map, is consistent with the objectives and policies of the 2040 General Plan and seeks to propose and implement practices which are responsible to the needs of the community. Additionally, the proposed amendments are not likely to cause any serious public health or welfare problems and will not conflict with any other uses within the City.

SECTION 4. The proposed Text Code Amendments to Chapter 17 of the MMC and rezoning of parcels have been reviewed with respect to applicability and the Planning Commission hereby recommends that the City Council of the City of Montebello find and determine that the proposed amendments to Title 17 of the MMC and the Zoning Map are within the scope of, and consistent with, the 2040 General Plan and Downtown Montebello Specific Plan, for which the City Council certified a Final Environmental Impact Report ("Final EIR") on April 10, 2024 (State Clearinghouse No.2023050665), in compliance with the California Environmental Quality Act ("CEQA").

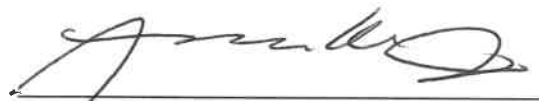
SECTION 5. Based on the Recitals, staff's report and presentation, and all oral and written testimony, the Planning Commission of the City of Montebello hereby recommends that the City Council of the City of Montebello adopt:

1. Ordinance No. 2487 approving Text Code Amendment (PC-2026-0013-TCA) amending Chapter 17 of the Montebello Municipal Code adding Sections 17.22.220 through 17.22.240 – *Mixed-Use Standards* establishing new mixed-use development standards applicable to C-1 and C-2 zoning districts, as well as other miscellaneous updates to Chapter 17.22 as provided in Exhibit A, attached hereto and incorporated by reference.
2. Ordinance No. 2488 approving Text Code Amendment (PC-2026-0014-TCA) amending Chapter 17 of the Montebello Municipal Code adding Chapter 17.21 – *Objective Design Standards* related to objective design standards for residential and mixed-use development as provided in Exhibit B, attached hereto and incorporated by reference.
3. Ordinance No. 2489 approving Text Code Amendment (PC-2026-0015-TCA) amending Chapter 17 of the Montebello Municipal Code Chapter 17.74 – *Site Plan Review* related to updating the thresholds related to when a Site Plan Review is required within residential, commercial, and industrial zoning districts. Additionally, removing language in Section 17.74.030(A) that states a separate site plan review is not required for projects that require approval of a conditional use permit. Lastly, to add Section 17.74.030(B) to include an exception that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially, rather than through the discretionary site plan review process, when at least 20 percent of the residential units are reserved for low-income households as provided in Exhibit C, attached hereto and incorporated by reference.

4. Ordinance No. 2490 approving a rezone (PC-2026-0016-ZC) approving the rezoning of certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan, specifically the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029); and as provided in Exhibit D, attached hereto and incorporated by reference.
5. Resolution No. 02-26 approving an amendment to the City's Zoning Map to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029), as provided in Exhibit E, attached hereto and incorporated by reference.

SECTION 6. The Planning Commission Secretary shall certify the adoption of this Resolution, and it shall go into effect immediately upon its adoption.

PASSED AND ADOPTED this 10th day of February 2026 by the Planning Commission.



Armando Medina, Chair
Montebello Planning Commission

ATTEST:

I, Joseph Palombi, Secretary of the City of Montebello Planning Commission, **DO HEREBY CERTIFY** that the foregoing Resolution, being Resolution No. 02-26 has been duly signed by the Chair, and attested by the Secretary, all at a meeting of the Montebello Planning Commission, held February 10, 2026, and that same was approved and adopted by the following vote to wit:

Chair Medina:	☒ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Lomeli	☐ AYE ☐ NOE ☒ ABSENT ☐ ABSTAIN
Commissioner Morales	☒ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Cuevas	☒ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN
Commissioner Lopez	☒ AYE ☐ NOE ☐ ABSENT ☐ ABSTAIN



Joseph A. Palombi, Secretary
Montebello Planning Commission



ITEM # 11

**CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and City Council Members

FROM: Raul Alvarez, City Manager

BY: Cesar Roldan, Director of Public Works

SUBJECT: **AWARD AGREEMENT NO. 4470 TO ALL AMERICAN ASPHALT FOR FISCAL YEAR 2025-26 SB1 RUBBERIZED ASPHALT STREET ENHANCEMENT PROJECT (CP 944)**

DATE: February 25, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Award Agreement No. 4470 to All American Asphalt for the Fiscal Year 2025-26 SB1 Rubberized Asphalt Street Enhancement Project – CP 944 as the lowest, most responsive and responsible bidder for the amount of Two Million, Eight-Hundred Forty-Four Thousand, Four Hundred Dollars (\$2,844,400); and
2. Approve a 10% construction contingency in the amount of \$284,440; and
3. Authorize the City Clerk's Office to release all-other bidder's bonds; and
4. Authorize the City Manager to execute the Agreement (attached hereto in substantial form) and all applicable change orders in good faith; and
5. Take such additional, related action that may be desirable.

FISCAL IMPACT:

Staff recommends awarding Agreement No. 4470 to All American Asphalt as the lowest responsive and responsible bidder in the amount of \$2,844,400. Funding for the contract will be allocated as follows: \$350,000 from Account No. 222-99-7116 (Measure M, Non-Departmental – Improvements Other Than Buildings); \$1,109,400 from Account No. 222-99-7117 (Measure M, Non-Departmental – Improvements Other Than Buildings - Paving the Way); and \$1,385,000 from Account No. 220-99-7117 (Measure R, Non-Departmental – Improvements Other Than Buildings, Paving the Way).

In addition, staff recommends approving a 10% construction contingency in the amount

CITY COUNCIL AGENDA REPORT - MEETING OF FEBRUARY 25, 2026

Page 2 of 4

of \$284,440, to be funded from Account No. 222-99-7117 (Measure M, Non-Departmental – Improvements Other Than Buildings, Paving the Way), to address any unforeseen conditions, risks, or potential changes in scope that may arise during the course of the project. With the inclusion of the contingency, the total project budget will be \$3,128,840.

Additionally, staff requests authorization for the City Manager to execute all contract change orders that are approved and negotiated in good faith by the Director of Public Works and the Construction Manager.

BACKGROUND/DISCUSSION:

On January 14, 2026, the City Council authorized staff to advertise the Notice Inviting Bid (NIB) for the Fiscal Year 2025-26 SB1 Rubberized Asphalt Street Enhancement Project (CP 944). The focal point of the project is to repave/resurface the following street segments:

	STREET	FROM	TO
1	W Burke Dr	Poplar Ave	End
2	N 6 th St	W Oakmont Dr	Lincoln Ave
3	Viewcrest	E Oakmont Dr	Raywood Ave
4	N Vail Ave	Loma Rd	Westmoreland Dr
5	San Antonio Dr	N Wilcox Ave	20 th St
6	Via San Delarro	Bradshawe St	West City Limits
7	N 19 th Street St	W Beverly Blvd	W Madison Ave
8	N 20 th St	W Madison Ave	W Lincoln Ave
9	N Leonard St	Barr Ave	Dewar Ave
10	Findlay Ave	Beverly Blvd	South City Limits
11	N 21 st Street	W Beverly Blvd	W Madison Ave
12	N 7 th Street	W Lincoln Ave	W Madison Ave
13	E Fremont Square	Poplar Ave	End
14	N 6 th St	W Lincoln Ave	W Madison Ave
15	S 5 th St	W Whittier Blvd	W Olympic Blvd
16	S 2 nd St	Harding Ave	Los Angeles
17	N Greenwood Ave	W Cleveland Ave	W Olympic Blvd
18	California Ave	W Whittier Blvd	Los Angeles Ave
19	Thynne St	Ferguson Dr	End

CITY COUNCIL AGENDA REPORT - MEETING OF FEBRUARY 25, 2026

Page 3 of 4

20	Joyce St	Ferguson Dr	End
21	Work St	Ferguson Dr	End
22	Hornby St	Ferguson Dr	End
23	Hereford Dr	Pickering Wy	S Concourse Ave
24	Date St	S Greenwood Ave	Spruce St
25	S Spruce St	Date St	Oakwood St
26	Oakwood St	S Spruce St	S Greenwood
27	Carob Wy	E Washington Blvd	Jacmar Dr
28	Greenwood Ave	Sycamore St	End

The NIB was published on January 15, 2026, in a newspaper of general circulation. Bidders accessed the contract specifications via PlanetBids. Bids were received electronically via PlanetBids on February 11, 2026. The following is the tabulation based on the lowest to the highest bids received:

	Contractors	Bid Totals
1	All American Asphalt	\$2,844,400.00
2	Hardy & Harper, Inc.	\$2,910,000.00
3	ONYX Paving Co, Inc.	\$3,132,000.00
4	Calmex Engineering, Inc.	\$3,137,450.00
5	Excel Paving	\$3,234,900.00
6	Toro Enterprises, Inc.	\$3,297,070.00
7	Sully-Miller Contracting Company	\$3,324,550.00
8	Dash Construction	\$3,349,925.00
9	Vance Corporation	\$3,427,692.00
10	Paveco Construction, Inc.	\$3,796,150.00
11	LCR Earthwork & Engineering, Corp.	\$4,178,400.00

The bid analysis was conducted to ensure that the lowest, most responsive and responsible bid met all state and local requirements. Based on the analysis, staff's

CITY COUNCIL AGENDA REPORT - MEETING OF FEBRUARY 25, 2026

Page 4 of 4

recommendation is to award All American Asphalt the agreement (Attachment A) as the lowest, most responsive and responsible bidder. The remaining bid proposals are available in the City Clerk's Office for review and the itemized bid results for comparative analysis are included in Attachment B.

ENVIRONMENTAL:

N/A

ANALYSIS:

N/A

SUMMARY:

Staff recommends that the City Council award Agreement No. 4470 to All American Asphalt for the FY 2025–26 SB 1 Rubberized Asphalt Street Enhancement Project (CP 944) in the amount of \$2,844,400. Funding has been allocated to the following accounts for this project: Account No. 222-99-7116 (Measure M, Non-Departmental – Improvements Other Than Buildings); Account No. 222-99-7117 (Measure M, Non-Departmental – Improvements Other Than Buildings – Paving the Way); and Account No. 220-99-7117 (Measure R, Non-Departmental – Improvements Other Than Buildings – Paving the Way). Additionally, staff recommends approval of a 10% construction contingency in the amount of \$284,440 to address any unforeseen conditions, risks, or potential changes in scope that may impact the project cost. The contingency will be funded from Account No. 222-99-7117 (Measure M, Non-Departmental – Improvements Other Than Buildings – Paving the Way). Sufficient funding has been included in the Fiscal Year 2025–26 operating budget; therefore, a budget amendment is not required. Staff further recommends authorizing the City Clerk's Office to release all other bidders' bonds and authorizing the City Manager to execute the agreement and any related change orders in good faith.

ATTACHMENT(S)

1. Attachment A - Agreement No. 4470 - All American Asphalt (CP 944)
2. Attachment B - Bid Results CP 944

**PUBLIC WORKS AGREEMENT NO. 4470
WITH ALL AMERICAN ASPHALT**

THIS STANDARD PUBLIC WORKS AGREEMENT ("AGREEMENT") is made and entered into on February 25, 2026, ("Effective Date") by and between the CITY OF MONTEBELLO, a California municipal corporation (the "CITY") and ALL AMERICAN ASPHALT, a California corporation ("CONTRACTOR"). The CITY and CONTRACTOR are sometimes referred to herein individual as the "Party," and jointly as the "Parties."

RECITALS

WHEREAS, the CITY duly advertised a Notice Inviting Bids on January 15, 2026, for the FY 2025–26 SB 1 Rubberized Asphalt Street Enhancement Project (CP 944) ("PROJECT").

WHEREAS, on February 25, 2026, the City Council accepted the bid of CONTRACTOR as the lowest responsible, responsive bid received and directed that a written contract be entered into with CONTRACTOR for the PROJECT.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements herein contained, the parties do hereby agree as follows:

SECTION 1. INCORPORATION OF RECITALS AND CONTRACT DOCUMENTS

a. The above-referenced Recitals constitute a material part hereof and shall hereby be incorporated by reference. Moreover, the ("CONTRACT DOCUMENTS") for the PROJECT shall consist of the Notice Inviting Sealed Bids, the Instructions to Bidders, Bidders Proposal, Addendums, CONTRACTOR's Bid for the PROJECT, Scope of Work, general specifications and all referenced specifications, details, standard drawings, and appendices, together with this Agreement and all required bonds, and insurance certificates. All of the CONTRACT DOCUMENTS are intended to complement the other documents so that any work called for in one, and not mentioned in the others, or vice versa, is to be executed the same as if mentioned in all of said documents. The CONTRACT DOCUMENTS are incorporated herein by this reference and made part hereof as though they were fully set forth herein.

b. In case any of the CONTRACT DOCUMENTS conflict with each other, the order of preference for the CONTRACT DOCUMENTS is:

1. This AGREEMENT and its Exhibits and or Attachments, including any and all addenda or supplemental agreements.
2. Appendices
3. Standard drawings
4. Details

5. Special Provisions, if any
6. Addendums
7. General Specifications and all referenced specifications
8. Bidders Proposal
9. Instructions to Bidders
10. Notice Inviting Sealed Bids

SECTION 2. THE WORK

For and in consideration of the payments and agreements to be made and performed by the CITY, CONTRACTOR agrees to furnish all materials and perform all work required for the PROJECT and to fulfill all other obligations as set forth in the CONTRACT DOCUMENTS.

SECTION 3. TERM; AND TIME FOR COMPLETION

- a. This Agreement shall expire on October 31, 2026, unless terminated earlier as hereinafter provided. This Agreement may be extended up to a six (6) month period upon such terms and conditions mutually agreed upon by the Parties in writing.
- b. Notice to Proceed. Any work or service contemplated under this Agreement shall not commence until the CITY has issued a written Notice to Proceed.

SECTION 4. COMPENSATION

CONTRACTOR hereby agrees to receive and accept the total amount of **Two Million, Eight-Hundred Forty-Four Thousand, Four Hundred Dollars (\$2,844,400)** which is based on performing all of the work shown on Bidders Proposal as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the CONTRACT DOCUMENTS, and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work. CITY shall herein retain five percent (5%) of said price until said time as the provisions of SEC. 18 herein have been met.

4.1. Progress Payments

Progress Payments shall be made in accordance with Section 7 the General Provisions and the provisions of this Section 4.1. Upon receipt of a properly presented payment request, the CITY shall process the payment request in accordance with Public Contract Code Section 20104.50. The CITY shall review the payment request as soon as

possible. If the CITY rejects the payment request, it shall be returned to the CONTRACTOR within seven (7) days of its receipt by the CITY with an explanation for the reasons of its rejection. If the payment request is approved in writing by the CITY, payment shall be made in thirty (30) days of receipt of an undisputed and properly presented payment request. Late payments shall bear interest at the legal rate of interest in accordance with Code of Civil Procedure 685.010. The CITY shall pay CONTRACTOR a sum based upon ninety five percent (95%) of the Agreement price apportionment of the labor and materials incorporated into the work under the Agreement during the period covered by said statement. The remaining five percent (5%) thereof shall be retained as performance security. Refer to Section 4.2 of this Agreement for retention of funds.

4.2. Retention of Funds

Progress payments shall be made in accordance with the provisions of Section 4.1 of this Agreement. In accordance with said section, the CITY shall pay CONTRACTOR a sum based upon ninety five percent (95%) of the Agreement price in proportion to the labor and materials incorporated into the work under the Agreement during the month covered by said statement. The remaining five percent (5%) thereof shall be retained as performance security to be paid to the CONTRACTOR within sixty (60) days after final acceptance of the work by the City Council of the CITY ("City Council"), after CONTRACTOR shall have furnished the CITY with a release of all undisputed Agreement amounts, if required by the CITY. In the event there are any claims specifically excluded by CONTRACTOR from the operation of the release, the CITY may retain proceeds (per Public Contract Code 7107) of up to 150% of the amount in dispute. CITY's failure to deduct or withhold shall not affect CONTRACTOR's obligations hereunder.

4.3. Substitution of Securities

Pursuant to Public Contract Code Sec. 22300, CONTRACTOR shall be allowed to substitute securities for any moneys withheld by the CITY to ensure performance under an Agreement, unless, federal regulations or policies, or both, do not allow the substitution of securities. At the request and expense of CONTRACTOR, securities equivalent to the amount withheld shall be deposited with the CITY, or with a state or federally chartered bank in this state as the escrow agent, who shall then pay those moneys to CONTRACTOR. Upon satisfactory completion of the Agreement, the securities shall be returned to CONTRACTOR.

SECTION 5. UNDOCUMENTED WORKERS

CONTRACTOR hereby promises and agrees to comply with all of the provisions of Federal and/or State law as the same shall apply to this PROJECT pertaining to the employment of unauthorized aliens as defined therein. Should CONTRACTOR so employ unauthorized aliens for the performance of work and/or services covered by this Agreement, and should the Federal Government impose sanctions against the CITY for use of unauthorized aliens, CONTRACTOR hereby agrees to, and shall, hold harmless, indemnify and defend CITY for the cost of all such sanctions imposed, together with any and all costs, including attorneys' fees, incurred by the CITY in connection therewith.

SECTION 6. NOTICE TO PROCEED

CONTRACTOR shall commence work on the date specified in the Notice to Proceed to be issued in writing to CONTRACTOR by the CITY and shall complete work on the PROJECT within **Ninety (90)** Working Days from the commencement thereof.

SECTION 7. DISCOVERY OF HAZARDOUS OR LATENT CONDITIONS

- a. CONTRACTOR shall, without disturbing the condition, notify the CITY in writing as soon as CONTRACTOR, or any SUB-CONTRACTOR, agent or employees have knowledge and reporting is possible, of the discovery of any of the following conditions:
 1. The presence of any material that the CONTRACTOR believes is hazardous waste, as defined in Section 25117 of the Health and Safety Code;
 2. Subsurface or latent physical conditions at the site differing from those indicated in the specifications; or,
 3. Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement.
- b. Pending a determination by the CITY of appropriate action to be taken, CONTRACTOR shall provide security measures (e.g., fences) adequate to prevent the hazardous waste or physical conditions from causing bodily injury to any person.
- c. The CITY shall promptly investigate the reported conditions. If the CITY, through the City Engineer or his/her designee, and in the exercise of its sole discretion, determines that the conditions do materially differ, or do involve hazardous waste, and will cause a decrease or increase in CONTRACTOR's cost of or time required for performance of any part of the work, then the CITY shall issue a change order.
- d. In the event of a dispute between the CITY and CONTRACTOR as to whether the conditions materially differ or involve hazardous waste or cause a decrease or increase in CONTRACTOR's cost of, or time required for performance of any part of the work, CONTRACTOR shall not be excused from any schedule completion date, and shall proceed with all work to be performed under the Agreement. CONTRACTOR shall retain any and all rights which pertain to the resolution of disputes and protests between the parties.

SECTION 8. MISCELLANEOUS STATUTORY REQUIREMENTS

8.1. CONTRACTOR License.

CONTRACTOR shall possess a california CONTRACTOR's license type Class A for the performance of the Project.

8.2. Ineligible CONTRACTOR Prohibited.

Any CONTRACTOR or SUB-CONTRACTOR who is ineligible to perform work on a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code is prohibited from performing work under this Agreement.

8.3. Compliance with SB 854 Registration.

This PROJECT is subject to compliance monitoring and enforcement by the Department of Industrial Relations. No prime CONTRACTOR or SUBCONTRACTOR may be awarded an Agreement for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. CONTRACTOR will be required to post job site notices as described in 8 California Code of Regulation section 16451(d).

8.4. Trench and Pipeline Safety.

If this Agreement is for more than \$25,000 and involves excavation of any trench five feet or more in depth, CONTRACTOR shall submit a detailed plan of shoring, bracing, sloping or other provisions to be made for worker protection in accordance with Labor Code Section 6705. Such plan shall be approved by a qualified representative of the CITY.

8.5. Utility Relocation.

The CITY is responsible for removal, relocation, or protection of existing main or trunkline utilities to the extent such utilities were not identified in the invitation for bids or specifications. The CITY shall reimburse CONTRACTOR for any costs incurred in locating, repairing damage not caused by CONTRACTOR and removing or relocating such unidentified utility facilities, including equipment idled during such work. CONTRACTOR shall not be assessed liquidated damages for delay arising from the removal or relocation of such unidentified utility facilities.

8.6. Third Party Claims Notification.

The CITY shall timely notify CONTRACTOR in writing of any third party claims relating to the Agreement.

8.7. Unfair Business Practices Claims.

The CONTRACTOR or SUB-CONTRACTOR offers and agrees to assign to the CITY all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act (Chapter 2, (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services or materials pursuant to the public works Agreement or the sub-Agreement. This assignment shall be made and become effective at the time the CITY renders final payment to CONTRACTOR without further acknowledgment by the parties. (Section 7103.5, California Public Contract Code.).

8.8. Day's Work.

CONTRACTOR acknowledges that under California Labor Code sections 1810 and following, eight (8) hours of labor constitutes a legal day's work. CONTRACTOR will forfeit as a penalty to CITY the sum of \$25.00 for each worker employed in the execution of this Agreement by CONTRACTOR or any SUB-CONTRACTOR for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and 40 hours in any one calendar week in violation of the provisions of Labor Code section 1810. (Labor Code § 1813).

8.9. Payroll Records.

CONTRACTOR shall maintain the certified payroll records required by Labor Codes Sec. 1776 and shall report such records directly to the California Labor Commissioner as required by Labor Code Sec. 1771.4. CONTRACTOR shall inform the CITY of the location of the records enumerated under Labor Code Sec. 1776, including the street address, city, and county, and shall, within five working days, provide a notice of a change of location and address.

8.10. Employment of Apprentices.

Nothing in this Agreement prevents CONTRACTOR or any SUB-CONTRACTOR from employing properly registered apprentices in the execution of the Agreement. CONTRACTOR is responsible for compliance with Labor Code section 1777.5 for all apprenticeable occupations. This statute requires that CONTRACTORS and SUBCONTRACTORS must submit Agreement award information to the applicable joint apprenticeship committee, must employ apprentices in apprenticeable occupations in a ratio of not less than one hour of apprentice's work for every five hours of labor performed by a journeyman (unless an exception is granted under §1777.5), must contribute to the fund or funds in each craft or trade or a like amount to the California Apprenticeship Council, and that CONTRACTORS and SUB-CONTRACTORS must not discriminate among otherwise qualified employees as apprentices solely on the ground of sex, race, religion, creed, national origin, ancestry or color. Only apprentices defined in Labor Code section 3077, who are in training under apprenticeship standards and who have written apprentice Agreements, may be employed on public works in apprenticeable occupations.

8.11. Records Audit

In accordance with Government Code, Section 8546.7, records of both the CITY and CONTRACTOR shall be subject to examination and audit by the Auditor General for a period of three (3) years after final payment.

SECTION 9. PREVAILING WAGES

a. CONTRACTOR shall pay prevailing Wage rates for this Project in accordance with the applicable rates referred to in the CONTRACT DOCUMENTS.

PUBLIC WORKS AGREEMENT NO. 4470

Page 7 of 14

b. The following Labor Code sections are hereby referenced and made a part of this Agreement:

1. Section 1775 - Penalty for Failure to Comply with Prevailing Wage Rates.
2. Section 1777.4 - Apprenticeship Requirements.
3. Section 1777.5 - Apprenticeship Requirements.
4. Section 1813 - Penalty for Failure to Pay Overtime.
5. Sections 1810 and 1811 - Working Hour Restrictions.
6. Section 1775 - Payroll Records.
7. Section 1773.8 - Travel and Subsistence Pay.

SECTION 10. INDEMNITY, DEFENSE AND HOLD HARMLESS

a. CONTRACTOR shall indemnify, defend with legal counsel approved by the CITY, and hold harmless the CITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable legal counsel fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONTRACTOR's negligence, recklessness or willful misconduct in the performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which is caused by the sole or active negligence or willful misconduct of the CITY. Should conflict of interest principles preclude a single legal counsel from representing both the CITY and CONTRACTOR, or should the CITY otherwise find CONTRACTOR's legal counsel unacceptable, then CONTRACTOR shall reimburse the CITY its costs of defense, including without limitation reasonable legal counsel fees, expert fees and all other costs and fees of litigation. CONTRACTOR shall promptly pay any final judgment rendered against the CITY (and its officers, officials, employees and volunteers) with respect to claims determined by a trier of fact to have been the result of CONTRACTOR's negligent, reckless or wrongful performance. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

b. CONTRACTOR obligations under this section apply regardless of whether such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by an Indemnatee. However, without affecting the rights of the CITY under any provision of this agreement, CONTRACTOR shall not be required to indemnify and hold harmless the CITY for liability attributable to the active negligence of CITY, provided such active negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where the CITY is shown to have been actively negligent and where the CITY'S active negligence accounts for only a percentage of the liability involved, the obligation of CONTRACTOR will be for that entire portion or percentage of liability not attributable to the active negligence of the CITY.

SECTION 11. BONDS

PUBLIC WORKS AGREEMENT NO. 4470

Page 8 of 14

a. CONTRACTOR, before commencing said PROJECT, shall furnish and file with the CITY, a Performance Bond, or bonds in the sum of one hundred percent (100%) of the Agreement price thereof conditioned upon the faithful performance of this Agreement in the form attached hereto as Exhibit "B."

b. CONTRACTOR, before commencing said PROJECT, shall furnish and file with CITY, a Payment Bond in the sum of 100% of the Agreement price, conditioned upon the payment of all labor and materials furnished in connection with this Agreement in the form attached hereto as Exhibit "C."

SECTION 12. INSURANCE REQUIREMENTS

a. Prior to commencing work hereunder, CONTRACTOR shall provide the CITY with proof of insurance naming the CITY and each of its directors, officers, agents, and employees as additional-named insureds on a policy or policies of insurance providing and maintaining the coverages set forth in the Insurance Schedule attached hereto as Exhibit A. The CITY shall have the right to hold the policies and policy renewals, and CONTRACTOR shall promptly furnish to CITY all renewal notices and all receipts of paid premiums. CITY may make proof of loss if not made promptly by CONTRACTOR.

b. Evidence of Insurance prior to commencement. CONTRACTOR shall provide to the CITY Certificate(s) of Insurance evidencing such coverage together with copies of the required policy endorsements no later than five (5) business days prior to commencement of service and at least fifteen (15) business days prior to the expiration of any policy. Unreasonable failure to provide such evidence may be cause for termination of the Agreement as provided herein or delay the services' commencement date. The evidence of insurance shall be U.S. mail or email to:

City of Montebello
Attn: Risk Manager
1600 West Beverly Boulevard
Montebello, CA 90640
Email: COI@montebellocal.gov

SECTION 13. LIQUIDATED DAMAGES

In addition, pursuant to the authority of California Public Contract Code Section 7102, the CITY and CONTRACTOR agree that the determination of actual damages for any unreasonable delay in performance of this Agreement caused by CONTRACTOR would be extremely difficult or impractical to determine in the event of a breach of this Agreement by the CONTRACTOR. Therefore, if the CONTRACTOR is determined to be liable for such unreasonable delays, the CONTRACTOR and its sureties shall be liable to the CITY for the sum of Five Hundred Dollars (\$500.00) as liquidated damages for each working day of delay in the performance of any service required hereunder. Such sum is liquidated damages and shall not be construed as a penalty and may be deducted from payments due the Contractor if such delay occurs.

SECTION 14. DISPUTE RESOLUTION

14.1. Claims of \$375,000 or Less

a. A claim by the CONTRACTOR for a time extension, for money damages for work, or a payment disputed by the CITY must be submitted to a resolution process in accordance with Public Contract Code Sections 20104-20104.4. A summary of Sections 20104-20104.4 are as follows:

- (1) Informal negotiation between the CITY and CONTRACTOR.
- (2) Mediation with CONTRACTOR.
- (3) Court mandated Arbitration.
- (4) Court trial. If the party requesting the court trial does not prevail, then that party must pay all court costs and attorney's fees.

14.2 Public Contract Code 9204 Claims

CONTRACTOR shall comply with the procedure set forth in Public Contract Code section 9204 for any claim, as that term is defined therein, for one or more of the following: 1) a time extension, including, without limitation, for relief from damages or penalties for delay, 2) payment of money or damages arising from work done pursuant to this Agreement, and/or 3) payment of an amount disputed by the CITY under this Agreement. A summary of the provisions of Public Contract Code Section 9204 is as follows:

1. CONTRACTOR must send a claim to the CITY for a time extension, payment for work not in the Agreement, or payments disputed by the CITY by registered mail or certified mail with return receipt requested.
2. The CITY must respond within 45 days as to which claims are disputed and undisputed.
3. If claim remains in dispute, CONTRACTOR may request informal meet and confer meeting with the CITY.
4. After meet and confer, an disputed claim remaining shall be submitted to non-binding mediation.
5. All undisputed claims shall be paid within 60 days.

SECTION 15. TERMINATION.

15.1. Termination for Convenience.

The CITY may terminate this Agreement, in whole or in part, with thirty (30) days' written notice to CONTRACTOR when it is in the CITY's best interest. CONTRACTOR shall be paid its costs, including Agreement close-out costs, and profit on work performed up to the time of termination. CONTRACTOR shall promptly submit its termination claim to the CITY to be paid the CONTRACTOR. If CONTRACTOR has any property in its possession belonging to the CITY, CONTRACTOR will account for the same, and dispose of it in the manner the CITY directs. CONTRACTOR may terminate this Agreement, in whole, with ninety (90) days' written notice to the CITY.

15.2 Termination for Default.

If at any time CONTRACTOR is determined to be in material breach of the Agreement, a Notice of Potential Breach of Agreement shall be prepared by the CITY, and will be served upon CONTRACTOR and its sureties. If CONTRACTOR continues to neglect or refuses to comply with the Agreement or with the Notice of Potential Breach of Agreement to the satisfaction of the CITY within the time specified in such Notice, the CITY shall have the authority to terminate the Agreement for this Project.

15.3 Waiver of Remedies for any Breach.

In the event that the CITY elects to waive its remedies for any breach by CONTRACTOR of any covenant, term or condition of this Agreement, such waiver by the CITY shall not limit the CITY's remedies for any succeeding breach of that or of any other term, covenant, or condition of the Agreement.

SECTION 16. CONTRACTOR'S FAILURE TO PROCURE COMPLETION OF PROJECT

In the event CONTRACTOR fails to furnish tools, equipment, or labor in the necessary quantity or quality, or fails to prosecute the work or any part thereof contemplated by this Agreement in a diligent and workmanlike manner, and if CONTRACTOR for a period of three (3) calendar days after receipt of written demand from the CITY or its designated representative to do so, fails to furnish tools, equipment, or labor in the necessary quantity or quality, and to prosecute its work and all parts thereof in a diligent and workmanlike manner, or after commencing to do so within said three (3) calendar days, fails to continue to do so; then the CITY may exclude CONTRACTOR from the premises, or any portion thereof, and take possession of said premises or any portion thereof, together with all material and equipment thereon, and may complete the work contemplated by this Agreement or any portion of said work, either by furnishing the tools, equipment, labor or material necessary, or by letting the unfinished portion of said work, or the portion taken over by the CITY to another contractor or by a combination of such methods. In any event, the procuring of the completion of said work, or the portion thereof taken over by the CITY, shall be a charge against CONTRACTOR, and may be deducted from any money due or becoming due to CONTRACTOR from the CITY, or CONTRACTOR shall pay the CITY the amount of said charge, or the portion thereof unsatisfied. The sureties provided for under this Agreement shall become liable for payment should CONTRACTOR fail to pay in full any said cost incurred by the CITY.

SECTION 17. COMPLIANCE WITH APPLICABLE LAWS

CONTRACTOR hereby promises and agrees to comply with all provisions of all applicable state and federal laws in connection with the performance of its obligations under this Agreement.

SECTION 18. NOTICE OF COMPLETION

Upon completion of the PROJECT and acceptance of same by the City Council, the CITY shall have cause to be recorded a Notice of Completion with the office of the Los Angeles County Recorder; and, after thirty-five (35) days from the date said Notice of Completion is recorded, the Director of Finance of CITY shall release the funds retained pursuant to SEC. 4 hereof; provided there have been no mechanics' liens or stop notices filed against said work which have not been paid, withdrawn or eliminated as liens against said work.

SECTION 19. AUTHORITY

Any person executing this Agreement on behalf of CONTRACTOR warrants and represents that he or she has the authority to execute this Agreement on behalf of CONTRACTOR and has the authority to bind CONTRACTOR to the performance of its obligations hereunder.

SECTION 20. ENTIRE AGREEMENT

This Agreement, including the Agreement Documents and any other documents incorporated herein by specific reference, represents the entire and integrated Agreement between the CITY and the CONTRACTOR. This Agreement supersedes all prior oral or written negotiations, representations or agreements. This Agreement may not be modified or amended, nor any provision or breach waived, except in a writing signed by both parties that expressly refers to this Agreement.

SECTION 21. ATTORNEY'S FEES AND COSTS

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

SECTION 22. INDEPENDENT CONTRACTOR

CONTRACTOR is and shall at all times remain as to the CITY, a wholly independent CONTRACTOR. Neither the CITY, nor any of its officers, employees or agents shall have control over the conduct of CONTRACTOR or any of CONTRACTOR'S officers, employees or agents, except as herein set forth. CONTRACTOR shall not at any time or in any manner represent that it or any of its officers, employees or agents are in any manner officers, employees or agents of the CITY, nor shall the CITY officers, employees or agents be deemed the officers, employees, or agents of CONTRACTOR as a result of this Agreement.

SECTION 23. NOTICE

All notices, demands, requests or approvals to be given under this Agreement shall be given in writing and conclusively shall be deemed served when delivered via e-mail (an “Electronic Notice” as further defined below), personally or on the second (2nd) business day after the deposit thereof in the United States mail, postage prepaid, registered or certified, addressed as hereinafter provided. All notices, demands, requests, or approvals hereunder shall be given to the following addresses or such other addresses as the Parties may designate by written notice:

To the CITY: City of Montebello
 Attn: Raul Alvarez, City Manager
 1600 West Beverly Boulevard
 Montebello, CA 90640
 (323) 887-1200
 Email: RAlvarez@montebelloca.gov

With copy to: City of Montebello – Department of Public Works
 Attn: Cesar Roldan, Public Works Director
 1600 West Beverly Boulevard
 Montebello, CA 90640
 (323) 887-1462
 Email: CRoldan@montebelloca.gov

To CONTRACTOR: All American Asphalt
 Attn: Edward J. Carlson, Vice President
 Address: 400 East Sixth Street
 Corona, CA 92879
 Phone: (951) 736-7600
 Email: MLuer@allamericanasphalt.com
 Email: ECarlson@allamericanasphalt.com

An electronic communication (“Electronic Notice”) shall be deemed written notice for purposes of this section if sent to the electronic mail address specified above. Electronic Notice shall be deemed received at the time the party sending Electronic Notice receives verification of receipt by the receiving party. Any party receiving Electronic Notice may request and shall be entitled to receive the notice on paper, in a nonelectronic form.

SECTION 24. PROHIBITION AGAINST ASSIGNMENT

The experience, knowledge, capability and reputation of CONTRACTOR, its principals and employees were a substantial inducement for the CITY to enter into this Agreement. Neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of the CITY. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of

CONTRACTOR, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release CONTRACTOR or any surety of CONTRACTOR of any liability hereunder without the express consent of the CITY.

SECTION 25. CUMULATIVE REMEDIES

The provisions of this Agreement are cumulative and in addition to and not in limitation of any rights or remedies available to the CITY.

SECTION 26. COUNTERPARTS

This Agreement may be executed in counterpart originals, duplicate originals, or both, each of which is deemed to be an original for all purposes.

[SIGNATURE PAGE TO FOLLOW]

PUBLIC WORKS AGREEMENT NO. 4470

Page 14 of 14

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the date next to their respective officers duly authorized signatures in that behalf.

CITY OF MONTEBELLO
("CITY")

By:

Raul Alvarez, City Manager

Date:

ALL AMERICAN ASPHALT
("CONTRACTOR")

By:

Mark Luer, President

Date:

By:

Edward J. Carlson, Vice President

Date:

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM

Arnold M. Alvarez-Glasman, City Attorney

EXHIBITS:

- Exhibit A – Insurance Requirements
- Exhibit B – Performance Bond
- Exhibit C – Labor and Materials Payment Bond
- Exhibit D – Contractor's Proposal

EXHIBIT "A"

INSURANCE REQUIREMENTS

On or before beginning any of the work called for by any term of this Agreement, CONTRACTOR, at its own cost and expense, shall carry, maintain for the duration of this Agreement, and provide proof thereof that is acceptable to the CITY of its procurement of the insurance specified below from insurers and under forms of insurance satisfactory in all respects to the CITY. Such insurance shall not be in derogation of CONTRACTOR's obligations to provide indemnity under this Agreement.

1. Comprehensive General Liability and Automobile Liability Insurance Coverage.

CONTRACTOR shall carry and maintain Comprehensive General Liability and Automobile Liability Insurance which provides the following:

Minimum coverage: Bodily injury limits of \$2,000,000 for each person and \$2,000,000 for each occurrence; property damage limits of \$2,000,000 for each occurrence, \$5,000,000 aggregate.

Products/Completed Operations Hazard Insurance in an amount of not less than FIVE MILLION DOLLARS (\$5,000,000);

A combined single limit policy with aggregate limits in an amount of not less than FIVE MILLION DOLLARS (\$5,000,000) shall be considered equivalent to the said required minimum limits set forth herein above.

If a Commercial General Liability Insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned real property and automobiles. Insurance coverage shall not be subject to any type of pollution exclusion or owned property exclusions.

2. Automobile Liability.

CONTRACTOR shall carry and maintain Automobile Liability Insurance which provides a minimum coverage of at least \$5,000,000 per accident for bodily injury and property damage.

3. Worker's Compensation.

CONTRACTOR shall carry and maintain worker's compensation in the amount of \$1,000,000 as required by the California Labor Code for all persons employed directly or indirectly in connection with this Agreement by CONTRACTOR. To the extent that

CONTRACTOR utilizes any SUB-CONTRACTOR for the performance of any part of the work under this Agreement, CONTRACTOR shall require and assure that such SUB-CONTRACTOR also carry and maintain worker's compensation as required by the California Labor Code for all persons directly or indirectly in connection with this Agreement.

4. Additional Insureds.

The CITY, its officers, agents and employees must be named as additional insureds or as additional loss payees in all insurance policies required by this Agreement. An endorsement to this effect shall be delivered to the CITY prior to the commencement of any work. Satisfaction of any deductible requirement shall be the responsibility of CONTRACTOR. Such insurance shall be primary and noncontributory with any other insurance maintained by the CITY.

5. Notice of Cancellation.

CONTRACTOR agrees to oblige its insurance agent or broker and insures to provide CITY with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

6. Severability Clause.

Each of the policies of insurance shall contain a clause substantially as follows:

The insurance afforded by this policy applies separately to each insured against whom a claim or suit is made or suit is brought, except with respect to the limit of the insurer's liability.

7. Qualifications of Insurer.

All policies of insurance shall be issued by an insurance company acceptable to the CITY and authorized to issue said policy in the State of California.

8. Approval of Insurer.

The insurance carrier providing the insurance shall be chosen by CONTRACTOR subject to approval by the CITY, provided that such approval shall not be unreasonably withheld.

9. Payment of Premiums.

All premiums on insurance policies shall be paid by CONTRACTOR making payment, when due, directly to the insurance carrier, or in a manner agreed to by the CITY.

10. Subrogation.

To the fullest extent permitted by law, the Contractor hereby waives its rights and its insurer(s)' rights of recovery against the City of Montebello under all the required insurance for any loss arising from or relating to this Contract. The Contractor shall require its insurers to execute any waiver of subrogation endorsements which may be necessary to effect such waiver.

11. Evidence of Insurance and Claims.

CONTRACTOR shall provide certificates of insurance to the CITY as evidence of insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. The CITY's Risk Manager must approve insurance certificates and endorsements prior to commencement of performance. Current certification of insurance shall be kept on file with the CITY at all times during the term of this Agreement. The CITY reserves the right to require complete, certified copies of all required insurance policies, at any time.

EXHIBIT "B"
PERFORMANCE BOND
PUBLIC WORK
(CALIFORNIA)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the Principal and the City of Montebello ("Obligee") have entered into a written Agreement, hereinafter called the Agreement, a copy of which is or may be attached hereto, dated the _____ day of _____, _____ referred to and made a part hereof for _____ and all appurtenant work in accordance with Project No. _____, which agreement requires the Principal to provide Obligee with this bond.

NOW THEREFORE, we, _____, as Principal, and _____, a corporation organized under the laws of _____, and duly authorized to transact business in the State of California, as Surety, are held firmly bound unto the City of _____, as Obligee, in the sum of _____ Dollars (\$_____), lawful money of the United States of America, for the payment whereof well and truly to be made the Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

The address at which the Surety may be served with notices, papers and other documents is:

The address at which the Principal may be served with notices, papers and other documents is:

The condition of the foregoing obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, and each of his or its SUB-CONTRACTORS shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of said Agreement, and during the life of any guaranty required under the Agreement, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of said Agreement that may hereafter be made, then this obligation shall be void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the obligee in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it

APPROVED AS TO FORM:

City Attorney

(Use of City Bond Form is Required)

EXHIBIT "C"
Labor and Materials Payment Bond
PUBLIC WORK (CALIFORNIA)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, _____, as Principal, has entered into an Agreement dated _____, _____, (the "Agreement") with the City of _____ (Obligee) referred to and made a part hereof to perform the following work of public improvement, to wit:

_____ and _____ all appurtenant work in accordance with the plans and specifications for Project No. _____, which requires Principal to file this bond to secure claims made under Civil Code Sections 9550-9554..

NOW THEREFORE, we, _____, as Principal, and _____, a corporation organized under the laws of _____ and duly authorized to transact business in the State of California, as Surety, are held firmly bound unto the City of _____, as Obligee, and all SUB-CONTRACTORS, laborers, material persons and other persons employed in the performance of the referenced agreement, in the sum of _____ Dollars (\$ _____), lawful money of the United States of America, which is 100% of the amount of the Agreement, for the payment whereof well and truly to be made the Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

The address at which the Surety may be served with notices, papers and other documents is:

The address at which the Principal may be served with notices, papers and other documents is:

If the above bounden Principal, his or its heirs, executors, administrators, successors, assigns, or any of his or its SUB-CONTRACTORS, fails to pay for any materials, provisions, provender, or other supplies, or teams, implements or machinery, used in, upon, for or about the performance of the work agreed to be done, or for any work or labor to persons named in Section 9100 of the Civil Code, or for amounts due under the Unemployment Insurance Code with respect to such work or labor performed under the Agreement, or for any amounts required to be deducted, withheld and paid over to the Employment Development Department from the wages of employees of the CONTRACTOR and SUB-CONTRACTORS pursuant to Section 13020 of the Unemployment Insurance Code, then the Surety on this bond will pay the same, in an amount not exceeding the sum specified in this bond, and also, in case suit is brought upon this bond, a reasonable attorney's

fee, which shall be awarded by the court to the prevailing party in said suit, said attorney's fee to be taxed as costs in said suit and to be included in the judgment herein rendered.

As part of the obligation secured hereby, the Surety shall not be exonerated or released from the obligation of the bond by any change, alteration, or modification in or of any Agreement, plans, specifications, or agreement pertaining or relating to any scheme or work of improvement or pertaining or relating to the furnishing of labor, materials, or equipment therefor, nor by any change or modification of any terms of payment or extension of the time for any payment pertaining or relating to any scheme of work of improvement, nor by any rescission or attempted rescission of the Agreement, agreement or bond, nor by any conditions precedent or subsequent in the bond attempting to limit the right of recovery of claimants otherwise entitled to recover under any such Agreement or agreement, or under the bond, nor, where the bond is given for the benefit of claimants, by any fraud practiced by any person other than the claimant seeking to recover on the bond.

This bond shall inure to the benefit of any and all persons, companies and corporations named in Civil Code Section 9100 so as to give them a right of action in a suit on this bond.

This bond is executed for the purpose of complying with the laws of the State of California designated as Title 3, Chapter 5, Payment Bond, commencing with Section 9550 of the Civil Code of the State of California and all amendments thereto, and shall inure to the benefit of any of the persons named in Section 9100 of the Civil Code of the State of California.

This document is signed by the respective parties on the dates next to their names.

Principal

By: _____ Date: _____

Title: _____

Surety

By: _____ Date: _____

Title: _____

I declare under penalty of perjury under the laws of the State of California that the contents of the above Labor and Materials Payment Bond are true and correct, and that I have been duly authorized to sign this Labor and Materials Payment Bond on behalf of Surety. This Declaration is signed on _____, in the City of _____, State of California.

--OR--

EXHIBIT “D”
Contractor’s Proposal



ADDENDUM NO. 1

FY 2025-2026 SB1 Rubberized Asphalt Street Enhancement Project

CP 944

January 26, 2026

This notice comprises Addendum No. 1 to City of Montebello CP 944. This addendum provides the questions submitted by vendors and responses provided by the City.

Question 1. What is the Engineer's Estimate?

Response- \$3,543,300

Question 2. Is there an engineer's estimate for this project?

Response- \$3,543,300

Question 3. Is the bid bond due prior to bid time?

Response- Bid bonds must be submitted directly to the City Clerk's Office on or before the bid date and time.

Question 4. May we know the engineer's estimate?

Response- \$3,543,300

Question 5. Can you please provide the Engineer's Estimate for this project.

Response- \$3,543,300

Question 6. Will a Non-Collusion affidavit be issued?

Response- See attached.

Question 7. Is the Letter of Assent due at the time of Bid for Prime Contractors?

Response- The letter of assent is not due for the prime contractor at the time of bid, though Project Labor Agreement No. 4204 is in effect.

Question 8. Are the Letter of Assent due at the time of Bid for listed Subcontractors?

Response- The letter of assent is not due for all sub-contractors at the time of bid, though Project Labor Agreement No. 4204 is in effect.

Bid items 4A and 4B contain additional item descriptions with more details about speed hump signs.

See attached.

A handwritten signature in cursive script, appearing to read "Cesar Roldan", written over a horizontal line.

Cesar Roldan
Director of Public Works

NON-COLLUSION AFFIDAVIT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

PROJECT: FY25-26 SB1 RUBBERIZED ASPHALT STREET ENHANCEMENT

I, EDWARD J CARLSON, being first duly sworn, deposes and says that I am
(Typed or Printed Name)
the VICE PRESIDENT of ALL AMERICAN ASPHALT, the party submitting
(Title) (Bidder Name)
the foregoing Bid Proposal ("the Bidder"). In connection with the foregoing Bid Proposal, the undersigned declares, states and certifies that:

1. The Bid Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization or corporation.
2. The Bid Proposal is genuine and not collusive or sham.
3. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any other bidder or anyone else to put in sham bid, or to refrain from bidding.
4. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price, or that of any other bidder, or to fix any overhead, profit or cost element of the bid price or that of any other bidder, or to secure any advantage against the public body awarding the contract or of anyone interested in the proposed contract.
5. All statements contained in the Bid Proposal and related documents are true.
6. The bidder has not, directly or indirectly, submitted the bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any person, corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Executed this 10 day of February, 2026 at CORONA, RIVERSIDE COUNTY, CALIFORNIA.
(City, County and State)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.


Signature

EDWARD J CARLSON, VICE PRESIDENT
Name Printed or Typed

400 EAST SIXTH STREET
(Address)

CORONA, CA 92879
(City, County and State)

(951) 736-7600
(Area Code and Telephone Number)

2CALIFORNIA JURAT**GOV CODE § 8202**

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

State of California

County of RiversideSubscribed and sworn to (or affirmed) before
me on this 10th day of February, 2026.
Date MonthBy (1) Edward J. Carlson
Name of SignerProved to me on the basis of satisfactory evidence
be the person who appeared before me (.) (,)

(and

(2) N/A
Name of SignerProved to me on the basis of satisfactory evidence
be the person who appeared before me.)

Place Notary Seal Above

Signature Kathryn Marconi
Signature of Notary Public**OPTIONAL**

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

Further Description of Any Attached DocumentTitle or Type of Document Non-Collusion Affidavit
City of MontebelloDocument Date: 02/10/2026 Number of Pages: One (1)Signer(s) Other Than Named Above: N/A

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Bid Item No. 4A and 4B – Remove and Reconstruct Existing AC Speed Hump and 4B construct new humps

Construction of new speed humps shall proceed only after installation of all advance warning regulatory posted signs and pavement markings and flags-Contractor to order and provide post signs and flags and Contractor shall install the thermoplastic pavement markings shown on the plans and standard drawing All speed hump ahead signs shall be W17-1 (MODIFIED) and 15 mph signs W13-1 Posts shall be 1-3/4" Telspar post with 2" base or equal' the minimum height from bottom of 15 mph sign to FG shall be 7'

Diamond grade sheeting to be used for all signs

This Bid Item shall include all labor, material and equipment required to sawcut, remove, haul away, properly dispose of existing AC pavement speed hump and to construct asphalt concrete Speed Hump for the project. **On streets where new humps are to be installed, Contractor shall furnish and install all required posted signs, pavement markings, and flags, according to City regulations, prior to hump installation. Contractor shall not remove existing signs unless new signs are in the possession of the Contractor and he can proceed with the hump installation. All signs shall conform to MUTCD latest edition.**

Contractor to submit to the City for approval all shop drawings and material specifications of all signs and posts related to this project, prior to placing an order.

Removal of AC and underlying materials as shown the Contract Drawings shall conform to Subsection 401-2 of the Standard Specifications for Public Works Construction.

Sawcutting shall be accomplished by the use of a power-driven saw. The depth of the cut shall be deep enough to provide a clean, straight break without loosening, cracking, or damaging adjoining asphalt or concrete. A clean sawcut edge shall be maintained until new pavement is constructed.

All necessary sawcutting of AC or any underlying existing improvements shall be to the lines as shown on plans or as directed by the City Engineer. Sawcutting shall be included in the unit price and no further compensation shall be made.

Asphalt Concrete Speed Hump shall conform to the provisions of Sections 203-11 and 302-9 of the Standard Specifications for Public Works Construction. ARHM asphalt concrete for speed hump shall be Type C2-PG 64-16 and per Asphalt Concrete section of this Specification.

Asphalt Concrete Speed Hump shall be constructed at the specified location on the plans and confirmed with the engineer prior to placement and shall be same dimensions and height and to the line, grades and design shown on the plans or as ordered by the Engineer. Contractor shall cold mill existing AC Surface to a minimum of 1.5" for correct binding of AC Speed Hump. Tack coat shall be Grade SS-1H, per Section 302-5.8 and shall be applied to the perimeter of all AC removal and replacement locations and cold milling locations. (All tack coat overspray on gutter lip shall be removed.)

Payment for Remove and Construct AC Speed Hump shall be at the contract unit price per Each (EA) and shall be considered full compensation for complying with the above requirements. Furnishing of labor, materials, equipment, sawcutting, removal, excavation, hauling, properly disposing, protection of facilities, grading, sub-grade compaction, restoration and incidentals for

PROPOSAL
FOR
FY 2025-2026 SB1 RUBBERIZED ASPHALT STREET ENHANCEMENT PROJECT
C.P. No. 944
IN THE CITY OF MONTEBELLO

TO THE CITY OF MONTEBELLO, as AGENCY

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

BIDDER declares that this proposal is based upon careful examination of the work site, Plans, Specifications, Instruction to Bidders, and all other contract documents. If this proposal is accepted for award, BIDDER agrees to enter into a contract with AGENCY at the unit and/or lump sum prices set forth in the following Bid Schedule. BIDDER understands that failure to enter into a contract in the manner and time prescribed will result in forfeiture to AGENCY of the guarantee accompanying this proposal. This bid may not be withdrawn within a period of sixty (60) days after the date of its proper opening by the City.

BIDDER understands that a bid is required for the entire work and that the estimated quantities set forth in the Bid Schedule are solely for the purpose of comparing bids, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed. THE AGENCY RESERVES THE RIGHT TO INCREASE OR DECREASE THE AMOUNT OF ANY QUANTITY SHOWN AND TO DELETE ANY ITEM FROM THE CONTRACT. It is agreed that the unit and/or lump sum prices bid include all appurtenant expenses, taxes, royalties, and fees. In the case of discrepancies in the amounts bid, unit prices shall govern over extended amounts, and words shall govern over figures.

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

The foregoing quantities are approximate only, being given as a basis for the comparison of bids, and the City does not expressly or by implication agree that the actual amount of work will correspond therewith, but reserves the right to increase or decrease the amount of any class or portion of the work or to omit portions of the work as may be deemed necessary or advisable by the engineer. All bids will be compared on the basis of the Engineer's estimated quantities of work to be performed.

The contractor's attention is directed to both sec. 7-3.5.2 "Increases of more than 25 percent" and sec. 7-3.5.3 "Decreases of more than 25 percent" of the Standard Specifications which have been eliminated and are replaced by the following:

No adjustments for any unit bid price for any quantity that will vary by more than 25% will be allowed.

The bidder agrees that in case of not executing the required contract with necessary bonds within ten (10) working days, after having received notice that the contract is ready for signature, the proceeds of the check or bond accompanying his/her bid shall become the property of the City of Montebello.

The bidder also certifies that the bid is a balanced bid. In accordance with section 7028.15 of the California Business and Professions Code, the undersigned certifies under penalty of perjury that the foregoing is true and correct.

BID PROPOSAL**FOR****FY 2025-2026 SB1 RUBBERIZED ASPHALT STREET ENHANCEMENT PROJECT****C.P. No. 944****IN THE CITY OF MONTEBELLO**

The undersigned declares that he has carefully examined the location of the proposed work, that he has examined the specifications and read the accompanying instructions to bidders, and hereby proposes to do all the work in accordance with said specifications for the amounts set forth below:

Construct improvements as reiterated above, located in the City of Montebello, California, in accordance with the specifications for the unit price set forth in the following items:

ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	EXTENDED AMOUNT
1	Mobilization/ Demobilization (Not to exceed 3% of total of all other prime contract Bid Items)	LS	1	\$ 80,000.00	\$ 80,000.00
2	Traffic Control	LS	1	\$ 125,000.00	\$ 125,000.00
3	Cold Mill Existing Asphalt Concrete (AC) Pavement (2" depth)	SF	1,200,000	\$ 0.31	\$ 372,000.00
4A	Remove existing humps and furnish and install new AC Speed Hump with advance warning pavement markings and regulatory posted signs	EA	4	\$ 5,825.00	\$ 23,300.00
4B	Furnish and install new AC speed hump on Via San Delarro per City standard with advance warning pavement markings and regulatory posted signs	EA	2	\$ 5,825.00	\$ 11,650.00
5	Construct 2"-Thick ARHM Overlay	TON	16,000	\$120.00	\$ 1,920,000.00
6	Seal cracks in all existing lateral and longitudinal cross gutters where new AC joins per Appendix C	LS	LS	\$20,000.00	\$ 20,000.00
7	Adjust Existing Storm Drain Frames and Covers to Finished Grade	EA	2	\$1,475.00	\$2,950.00
8	Adjust Existing Sewer and Utility Manhole Covers and frames to Finished Grade	EA	86	\$1,475.00	\$ 126,850.00
9	Adjust Existing Water Valve Covers and Frames to Finished Grade	EA	85	\$ 200.00	\$ 17,000.00
10	Furnish and Install Traffic Signal Loop Detectors and Connect to DLC	LS	1	\$7,650.00	\$ 7,650.00
11	Centerline Striping, Pavement Markings, in thermoplastic and House Address and Curb Painting	LS	1	\$ 103,000.00	\$ 103,000.00

12	Construction Survey, Staking, Re-establish Survey Monuments and Centerline Ties	LS	1	\$ 35,000.00	\$ 35,000.00
TOTAL AMOUNT BID IN FIGURES					\$ 2,844,400.00

TOTAL AMOUNT BID IN WORDS two million eight hundred forty four thousand four hundred dollars and zero cents

_____ Dollars

 Bidder's Signature All American Asphalt	Edward J Carlson, Vice President Title
_____ Company Name	

IN CASE OF DISCREPANCY BETWEEN THE WORDS AND FIGURES, THE WORDS SHALL PREVAIL.

**Contact will be awarded to the most responsive and lowest responsible bidder based on the amount contained in the "TOTAL AMOUNT BID SCHEDULE".*

DESIGNATION OF SUBCONTRACTORS

California Public Contract Code 6109

The City of Montebello cannot permit a contractor or subcontractor who is ineligible to bid or work on, or be awarded, a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code to bid on, be awarded, or perform work as a subcontractor on, a public works project.

In compliance with the Subletting and Subcontracting Fair Practices Act (Chapter 2, commencing at Section 4100, Division 5, Title 1 of the California Public Contract Code) and any amendments thereof, each bidder shall set forth below: (a) the name and location of the place of business of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement to be performed under this contract in an amount in excess of one-half of one percent of the prime contractor's total bid, and (b) the portion of the work which will be done by each subcontractor under this act. The prime contractor shall list only one subcontractor for each such portion as is defined by the prime contractor in this bid.

If a prime contractor fails to specify a subcontractor or if a prime contractor specifies more than one subcontractor for the same portion of work to be performed under the contract in excess of one-half of one percent of the prime contractor's total bid, the prime contractor shall be deemed to have agreed that he/she is fully qualified and will perform that portion themselves.

No prime contractor whose bid is accepted shall (a) substitute any subcontractor, (b) permit any subcontract to be voluntarily assigned or transferred or allow it to be performed by anyone other than the original subcontractor listed in the original bid, or (c) subcontract any portion of the work in excess of one-half of one percent of the prime contractor's total bid as to which his/her original bid did not designate a subcontractor, except as authorized in the Subletting and Subcontracting Fair Practices Act. Subletting or subcontracting of any portion of the work in excess of one-half of one percent of the prime contractor's total bid as to which no subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the authority awarding this contract setting forth the facts constituting the emergency or necessity.

California Public Contract Code 7104

Contractor shall, in any activity involving trenching more than four feet deep, notify the Engineer of hazardous materials, subsurface or latent physical site conditions different from those indicated and any unusual site conditions. Contractor shall, in contracts exceeding \$25,000, provide detailed plans for trenches or excavations of five feet or more in depth. Cal. Lab. Code § 6705.

DESIGNATION OF SUBCONTRACTORS

BIDDER proposes to subcontract certain portions of the work, which are in excess of one-half of one percent of the bid, and to procure materials and equipment from suppliers and vendors as follows:

<u>NAME, ADDRESS, LICENSE NO., AND PHONE NUMBER OF SUBCONTRACTORS, SUPPLIERS, AND VENDORS</u>	<u>PORTION OF WORK, MATERIALS, OR EQUIPMENT</u>
Case Land Surveying 614 N. ECKHOFF ST, ORANGE, CA 714-628-8948 L5411 9/30/26	survey
Rubberized Crackfiller Sealant, Inc 714-843-5192 800 E. Walnut, Fullerton, CA 92831 998877 11/30/26	crack seal
Smithson Electric 1938 E Katella Ave, Orange, Ca 92867 714-997-9556 614518	loops
Superior Pavement Markings 6312 Cypress Street Cypress, ca 90630 714-995-9100 1141887 8/31/27	stripe

Prior to award of contract, Contractor shall submit a list of suppliers and vendors, in writing, to the Public Works Director.

REFERENCES

The following are the names, addresses, and telephone numbers for three public agencies for which BIDDER has performed similar work within the past two years:

1. CITY OF RIVERSIDE 3900 MAIN STREET RIVERISDE, CA 92502
Name and Address of Agency
MARK MESEN 951-826-5311
Name and telephone number of person familiar with project

8,965,842.76	SB-1 ST IMPROVEMENT	1/2024
Contract amount	Type of work	Date completed
2. City of Irvine 1 Civic Center Plaza Irvine, CA 92606
Name and Address of Agency
STACY DELONG 949-724-7365
Name and telephone number of person familiar with project

7,869,222.00	JAMBOREE PAVEMENT REHABILITATION	12/2024
Contract amount	Type of work	Date completed
3. CITY OF EL MONTE 11333 VALLEY BLVD, EL MONTE, CA 91731
Name and Address of Agency
KEVIN KO 626-580-2058
Name and telephone number of person familiar with project

2,194,194.00	LOWER AZUSA ROAD STREET IMPROVEMENTS	12/2024
Contract amount	Type of work	Date completed

The following are the names, addresses, and telephone numbers of all brokers and sureties from whom BIDDER intends to procure insurance and bonds:

Edgewood Partners Insurance Center 3633 Inland Empire Blvd Suite 640, Ontario, CA 91764
Millennium Risk Management & Insurance Services Solutions 790 The City Drive South suite 210 orange, ca 92868

2024

PAST WORK REFERENCES

City of Riverside
3900 Main St.
Riverside, CA 92522
Contact: Mark Mesen (951) 826-5311
mmensen@riversideca.gov

SB-1 St. Improvement
Contract Amount: \$8,965,842.76
Start Date: 4/2023
End Date: 1/2024

Lewis Management Corporation
1156 N. Mountain Ave.
Upland, CA 91786
Contact: Daniel Coburn (909) 985-0971
Daniel.coburn@lewismc.com

Haven Avenue and Fourth Street Improvements
Contract Amount: \$1,338,174.90
Start Date: 6/2023
End Date: 7/2024

City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
Contact: Stacy Delong (949) 724-7365
sdelong@cityofirvine.org

Jamboree Pavement Rehabilitation
Contract Amount: \$7,869,222.00
Start Date: 6/2023
End Date: 12/2024

City of Duarte
1600 Huntington Dr.
Duarte, CA 91010
Contact: Brian Chau (626) 357-7938
bchau@accessduarte.com

FY 23-24 Street Rehabilitation
Project 24-3
Contract Amount: \$1,199,199.00
Start Date: 4/2024
End Date: 12/2024

City of Norwalk
12700 Norwalk Blvd.
Norwalk, CA 90650
Contact: Glen W.C. Kau (562) 929-5723
gkau@norwalkca.gov

Local Streets Rehab Program Ph II
Zone 19
Contract Amount: \$7,869,222.00
Start Date: 6/2023
End Date: 12/2024

2024

PAST WORK REFERENCES

City of Monterey Park
320 W Newmark Ave.
Monterey Park, CA 91754
Contact: Anthony Bendezy (626) 307-1283
abendezy@monterypark.ca.gov

2023-24 Street Rehabilitation Various Locations
Contract Amount: \$1,498,887.89
Start Date: 9/2023
End Date: 12/2024

Lennar Homes
4140 Temescal Canyon RD#410
Corona, CA. 92883
Contact: Tom Ontiveros (951) 817-3595
Thomas.ontiveros@Lennar.com

Goetz Road Improvements
Contract Amount: \$1,322,050.15
Start Date: 5/2024
End Date: 12/2024

City of El Monte
11333 Valley Blvd.
El Monte, CA 91731
Contact: Kevin Ko (626) 580-2058
Kko@elmonteca.gov

Lower Azusa RD St. Improvements
Contract Amount: \$2,194,194.00
Start Date: 5/2024
End Date: 12/2024

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Contact: Cristina Oquendo (714) 754-5015
cristina.oquendo@costamesaca.gov

Placentia Ave. W 19th St & E 19th St. Pavement
Rehabilitation 22-08
Contract Amount: \$2,745,547.20
Start Date: 2/2023
End Date: 7/2024

City of Corona
400 S. Vicentia Ave.
Corona, CA 92882
Contact: Ismael Rivera (951) 736-2400
Ismael.Rivera@CoronaCA.gov

Citywide Street Pavement Rehabilitation Project ST-
2101-01
Contract Amount: \$14,236,115.51
Start Date: 12/2023
End Date: 7/2025

2023

PAST WORK REFERENCES

City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354
Manhattan Beach, CA 90266
Contact: Jarb Thaipetr (909) 799-2811
jthaipetr@lomalinda-ca.gov

Pavement Rehab. at Various Locations
Contract Amount: \$1,476,363.00
Start Date: 9/2023
End Date: 12/2023

Euclid Land Venture, LLC
4450 Macarthur Blvd., Ste 100
Newport Beach, CA 92693
Contact: Scott Kendall (949) 783-5341
khaymes@ranchomv.com

Merrill Ave. Street Widening
Contract Amount: \$915,915.00
Start Date: 4/2022
End Date: 2/2023

City of Aliso Viejo
12 Journey Ste #100
Aliso Viejo, Va 92656
Contact: Shaun Pelletier (949) 425-2531
spelletier@avcity.org

FY22-23 Slurry Seal & Rehab Project
Contract Amount: \$1,595,650.00
Start Date: 5/2022
End Date: 5/2023

RMV Realty, Inc.
28811 Ortega HWY
San Juan Capistrano, CA 92693
Contract: Jeff Ford (949) 413-8899
jford@ranchomv.com

PA 3.2A Street Improvement
Contract Amount: \$1,244,244.00
Start Date: 4/2022
End Date: 8/2023

City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754
Contact: Anthony Bendezy (626) 307-1283
abendezy@montereypark.ca.gov

2023 Street Rehabilitation Project
Contract Amount: \$6,865,699.00
Start Date: 8/2023
End Date: 12/2023

2023

PAST WORK REFERENCES

City of Fullerton
303 W. Commonwealth Ave
Fullerton, CA 92632
Contact: Joseph Hernandez (714) 773-0049
JHernandez@cityoffullerton.com

Brookhurst Rd., SR91 St. Rehab
Contract Amount: \$325,825.00
Start Date: 5/2023
End Date: 12/2023

City of Ontario
303 East B Street
Ontario, CA 91764
Contact: Leonard Lui (909) 295-2401
LLui@ontarioca.gov

2023 Fall Pavement Rehabilitation Project
Contract Amount: \$4,569,222.00
Start Date: 08/2023
End Date: 11/2023

City of Riverside
3900 Main St.
Riverside, CA 92522
Contact: Maria Lamping (951) 826-5146
mlamping@riversideca.gov

Permanent Trench Resurfacing
Contract Amount: \$455,150.00
Start Date: 1/2023
End Date: 6/2023

City of Ontario
825 East Third Street
San Bernardino, CA 92415
Contact: Samuel E. Nicorici (909) 387-7960
bdavis@newportbeachca.gov

Chino & Montclair Area Various Roads Overlay Project
Contract Amount: \$5,639,575.88
Start Date: 9/2022
End Date: 7/2023

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Contact: Cristina Oquendo (714) 754-5015
cristina.oquendo@costamesaca.gov

Citywide Parkway Maintenance St. Rehab Slurry Seal Project
Contract Amount: \$2,828,001.50
Start Date: 1/2022
End Date: 7/2023

2022

PAST WORK REFERENCES

City of Manhattan Beach
1400 Highland Ave.
Manhattan Beach, CA 90266
Contact: Bianca Cardenas (310) 802-5357
bcardenas@manhattanbeach.gov

Slurry Seal of Central Area of Sands Section
Contract Amount: \$730,251.42
Start Date: 12/2021
End Date: 7/2022

RMV Realty, Inc.
28811 Ortega Hwy
San Juan Capistrano, CA 92693
Contact: Kelly Haymes
khaymes@ranchomv.com

Planning Area 3.1 Street Improvement
Contract Amount: \$3,996,996.00
Start Date: 4/2021
End Date: 4/2022

City of Westlake Village
31200 Oak Crest Dr.
Westlake Village, CA 91361
Contact: Roxanne Hughes (805) 890-8885
rhughes@willdan.com

Dales Dr. and Parkridge Ave Street Improv. Amount:
\$1,025,336.00
Start Date: 5/2022
End Date: 6/2022

City of Burbank
275 E Olive
Burbank, CA 91502
Contact: Artin Megerdichian (818) 238-3942
amegerdichian@burbankca.gov

Local Residential St. Improv. Project
Contract Amount: \$7,761,320.00
Start Date: 1/2022
End Date: 12/2022

City of Highland
27215 Base Line St.
Highland, CA 92346
Contact: Amanda Perez (909) 864-6861
aperez@cityofhighland.org

Pavement Management Program
Contract Amount: \$2,082,099.00
Start Date: 10/2021
End Date: 12/2022

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE

BIDDER certifies that in all previous contracts or subcontractors, all reports which may have been due under the requirements of any AGENCY, State, or Federal equal employment opportunity orders have been satisfactorily filed, and that no such reports are currently outstanding.

AFFIRMATIVE ACTION CERTIFICATION

BIDDER certifies that affirmative action has been taken to seek out and consider minority business enterprises for those portions of the work to be subcontracted, and that such affirmative actions have been fully documented, that said documentation is open to inspection, and that said affirmative action will remain in effect for the life of any contract awarded thereunder. Furthermore, BIDDER certifies that affirmative action will be taken to meet all equal employment opportunity requirements of the contract documents.

NON-COLLUSION AFFIDAVIT

BIDDER declares that the only persons or parties interested in this proposal as principals are those named herein; that no officer, agent, or employee of the AGENCY is personally interested, directly or indirectly, in this proposal; that this proposal is made without connection to any other individual, firm, or corporation making a bid for the same work and that this proposal is in all respects fair and without collusion or fraud.

BIDDER'S INFORMATION

BIDDER certifies that the following information is true and correct:

Bidder's Name All American Asphalt

Business Address: 400 East Sixth Street Corona, CA 92879

Telephone 951-736-7600

State Contractor's License No. and Class: 267073 A,C-12

Original Date Issued 1/19/71 Expiration Date 1/31/2028

The following are the names, titles, addresses, and phone numbers of all individuals, firm members, partners, joint ventures, and/or corporate officers having a principal interest in this proposal:

Mark Luer, President 400 East Sixth St Corona, CA 92879 951-736-7600

Edward J Carlson, Vice President 400 East Sixth St Corona, CA 92879 951-736-7600

Michael Farkas, Secretary 400 East Sixth St Corona, CA 92879 951-736-7600

The date of any voluntary or involuntary bankruptcy judgments against any principal having an interest in this proposal is as follows:

****N/A****

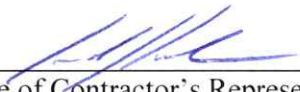
All current and prior DBA's, alias, and/or fictitious business names for any principal having an interest in this proposal are as follows:

****N/A****

IN WITNESS WHEREOF, BIDDER executes and submits this proposal with the names, title, hands, and seals of all forenamed principals this 26 day of January, 2026.

BIDDER All American Asphalt

The undersigned declares under penalty of perjury under the laws of the State of California that the representations made hereto are true and correct.



Signature of Contractor's Representative

Edward J Carlson

Printed Name

Vice President

Title

Subscribed and sworn to this Please See Attached day of _____, 20____.

NOTARY PUBLIC _____

2CALIFORNIA JURAT**GOV CODE § 8202**

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

State of California

County of RiversideSubscribed and sworn to (or affirmed) before
me on this 26th day of January, 2026,
Date MonthBy (1) Edward J. Carlson,
Name of SignerProved to me on the basis of satisfactory evidence
be the person who appeared before me (.) (,)

(and

(2) N/A,
Name of SignerProved to me on the basis of satisfactory evidence
be the person who appeared before me.)

Place Notary Seal Above

Signature

A handwritten signature in blue ink that reads "Kathryn Marconi".

Signature of Notary Public

OPTIONAL

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

Further Description of Any Attached DocumentTitle or Type of Document Bidder's Information -
City of MontebelloDocument Date: 01/26/2026 Number of Pages: Two (2)Signer(s) Other Than Named Above: N/ARIGHT THUMBPRINT
OF SIGNER

Top of thumb here

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Note: The standard printed bid bond form of any bonding company acceptable to the City of Montebello may be used in lieu of the following approved sample bond form, provided the security stipulations protecting the City of Montebello are not in any way reduced by use of the surety company's printed standard form.

PROPOSAL GUARANTEE
BID BOND

FOR

FY 2025-2026 SB1 RUBBERIZED ASPHALT STREET ENHANCEMENT PROJECT

C.P. No. 944

IN THE CITY OF MONTEBELLO

KNOW ALL MEN BY THESE PRESENTS that All American Asphalt
, as BIDDER, and
Fidelity and Deposit Company of Maryland, as SURETY, are held and firmly
bound unto the City of Montebello, as AGENCY, in the penal sum of
Ten Percent of Total Amount Bid-----
 dollars (\$ 10% of Bid), which is ten percent of the
total amount bid by BIDDER to AGENCY for the above stated project, for the payment of which
sum, BIDDER and SURETY agree to be bound, jointly and severally, firmly be these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that, whereas BIDDER is about to
submit a bid to AGENCY for the above stated project, if said bid is rejected, or if said bid is
accepted and a contract is awarded and entered into by BIDDER in the manner and time specified,
then this obligation shall be null and void, otherwise it shall remain in full force and effect in favor
of AGENCY.

IN WITNESS WHEREOF the parties hereto have set their names, titles, hands, and seals, this
21st day of January, 2026.

BIDDER* All American Asphalt - 400 East Sixth Street, Corona, CA 92879 - Phone: (951) 736-7600

Edward J. Carson, Vice President

SURETY* Fidelity and Deposit Company of Maryland - 777 S. Figueroa Street, Suite 3900, Los Angeles, CA 90017

Rebecca Haas-Bates Jorge Correa (213) 270-0600

Rebecca Haas-Bates, Attorney-in-Fact

Subscribed and sworn to this _____ day of *Please See Attached*, 20____.

NOTARY PUBLIC _____

*Provide BIDDER/SURETY name, address and telephone number and the name, title, address
and telephone number of authorized representative.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**CIVIL CODE § 1189**

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

State of California

County of RiversideOn 01/26/2026 before me, Kathryn Marconi, Notary Public,
Date Here Insert name and Title of the Officerpersonally appeared Edward J. Carlson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Kathryn Marconi
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached DocumentTitle or Type of Document Bid Bond - City of MontebelloDocument Date: 01/21/2026 Number of Pages: One (1)Signer(s) Other Than Named Above: Rebecca Haas-Bates (Attorney in Fact)**Capacity(ies) Claimed by Signer(s)**Signer's Name: Edward J. Carlson☐ Individual☒ Corporate Officer — Title(s): Vice President☐ Partner ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Other: _____

Signer is Representing:

All American Asphalt**RIGHT THUMBPRINT
OF SIGNER**

Top of thumb here

Signer's Name: _____

☐ Individual☐ Corporate Officer — Title(s): _____☐ Partner ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Other: _____

Signer is Representing:

**RIGHT THUMBPRINT
OF SIGNER**

Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of Orange)

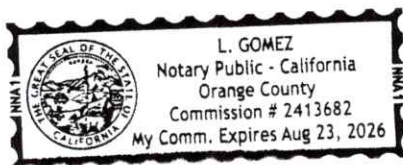
On 01/21/2026 before me, L. Gomez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rebecca Haas-Bates
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature *L. Gomez*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bid Bond Document Date: 01/21/2026
 Number of Pages: One (1) Signer(s) Other Than Named Above: All American Asphalt

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rebecca Haas-Bates
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☒ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____
Fidelity and Deposit Company of Maryland

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

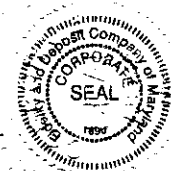
This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 21st day of January, 2026.



MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

BIDDER'S VIOLATION OF LAW/SAFETY QUESTIONNAIRE

FOR

FY 2025-2026 SB1 RUBBERIZED ASPHALT STREET ENHANCEMENT PROJECT

C.P. No. 944

IN THE CITY OF MONTEBELLO

In accordance with Government Code Section 14310.5, the BIDDER shall complete, under penalty of perjury, the following questionnaire.

QUESTIONNAIRE

Has the Bidder, any officer of the bidder or any employee of the Bidder who has a proprietary interest in the Bidder ever been disqualified, removed or otherwise prevented from bidding on or completing a Federal, State or local government project because of a violation of law or a safety regulation?

Yes_____

No_____X

If the answer is yes, explain the circumstances in the space provided.

****N/A****

Department of Industrial Relations (DIR) Contractor Registration Number

Beginning July 1, 2014, contractors must register with the Department of Industrial Relations (DIR) before bidding on public works contracts in California. For more information, please refer to this section of the Department of Industrial Relations Website: <http://www.dir.ca.gov/Public-Works/PublicWorks.html>.

Per this requirement, provide the following information:

All American Asphalt

Contractor Name

1000001051

Contractor Department of Industrial Relations Registration Number:

6/30/2026

Expiration Date of Registration Number

***(THIS FORM MUST BE SUBMITTED WITH THE SEALED BID) ***



ALL AMERICAN ASPHALT
ALL AMERICAN AGGREGATES

T 951-736-7600 F 951-739-4671
P.O. BOX 2229, CORONA, CA 92878-2229
CONTRACTORS LICENSE #267073 A.C12
DIR #1000001051

ATTACHMENT A – LETTER OF ASSENT

To be signed by all contractors awarded work covered by the Project Labor Agreement prior to commencing work.

[Contractor's Letterhead]

City of Montebello

1234 address

City, state, zip code

Attn: _____

Re: Project Labor Agreement - Letter of Assent

To whom it may concern:

This is to confirm that All American Asphalt agrees to be party to and bound by the City of Montebello Project Labor Agreement effective January 1, 2024, as such Agreement may, from time to time, be amended by the negotiating parties or interpreted pursuant to its terms. Such obligation to be a party and bound by this Agreement shall extend to all work covered by the agreement undertaken by this Company on the project and this Company shall require all of its contractors and subcontractors of whatever tier to be similarly bound for all work within the scope of the Agreement by signing and furnishing to you an identical letter of assent prior to their commencement of work.

Sincerely,

All American Asphalt _____

By: [Signature] Edward J Carlson, Vice President

Contractor's State License No: 267073

Project Name: FY2025-2026 SB1 Rubberized Asphalt Street Enhancement

[Copies of this letter must be submitted to the City and to the Council.]

Department of Industrial Relations (DIR) Contractor Registration Number

Beginning July 1, 2014, contractors must register with the Department of Industrial Relations (DIR) before bidding on public works contracts in California. For more information, please refer to this section of the Department of Industrial Relations Website: <http://www.dir.ca.gov/Public-Works/PublicWorks.html>.

Per this requirement, provide the following information:

Superior Pavement Markings, LLC

Contractor Name

2000015240

Contractor Department of Industrial Relations Registration Number:

06/30/2026

Expiration Date of Registration Number

*(THIS FORM MUST BE SUBMITTED WITH THE SEALED BID) *

Department of Industrial Relations (DIR) Contractor Registration Number

Beginning July 1, 2014, contractors must register with the Department of Industrial Relations (DIR) before bidding on public works contracts in California. For more information, please refer to this section of the Department of Industrial Relations Website: <http://www.dir.ca.gov/Public-Works/PublicWorks.html>.

Per this requirement, provide the following information:

SMITHSON ELECTRIC, INC.

Contractor Name

1000001610

Contractor Department of Industrial Relations Registration Number:

06/30/2028

Expiration Date of Registration Number

***(THIS FORM MUST BE SUBMITTED WITH THE SEALED BID) ***

Department of Industrial Relations (DIR) Contractor Registration Number

Beginning July 1, 2014, contractors must register with the Department of Industrial Relations (DIR) before bidding on public works contracts in California. For more information, please refer to this section of the Department of Industrial Relations Website: <http://www.dir.ca.gov/Public-Works/PublicWorks.html>.

Per this requirement, provide the following information:

Case Land Surveying, Inc.

Contractor Name

1000001533

Contractor Department of Industrial Relations Registration Number:

06/30/2026

Expiration Date of Registration Number

***(THIS FORM MUST BE SUBMITTED WITH THE SEALED BID) ***

Department of Industrial Relations (DIR) Contractor Registration Number

Beginning July 1, 2014, contractors must register with the Department of Industrial Relations (DIR) before bidding on public works contracts in California. For more information, please refer to this section of the Department of Industrial Relations Website: <http://www.dir.ca.gov/Public-Works/PublicWorks.html>.

Per this requirement, provide the following information:

Rubberized Crackfiller Sealant Inc

Contractor Name

1000010726

Contractor Department of Industrial Relations Registration Number:

6/30/27

Expiration Date of Registration Number

*(THIS FORM MUST BE SUBMITTED WITH THE SEALED BID) *

TRACT NO 12696
IN THE CITY OF MONTEBELLO
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 110
MONTEBELLO AS PER MAP THEREOF RECORDED IN
BOOK 78 PAGES 19-23 OF MISCELLANEOUS RECORDS
RECORDS OF LOS ANGELES COUNTY.

RECORDED
AT REQUEST OF OWNER
Jan 9th 1947
3 PM
IN BOOK 294
AT PAGE 43
OF MAP RECORDS
LOS ANGELES COUNTY CLERK
MADE BY M. H. LUND

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said map and subdivision as shown within the colored border line and hereby dedicate for public highway purposes the Avenue and Streets shown on said map within said subdivision.

Harvey H. Bush
Rubidell Bush
Irene E. Harrington
Donald C. Brown

The bearing N. 75° 33' W. of the center line of Washington Avenue as shown on map of Montebello as recorded in Book 78, Pages 19 to 23 Miscellaneous Records, Records of Los Angeles County was taken as the basis of bearings on this map.

Note: All pipes shown hereon as set are 2" Iron Pipes filled with wood plug and centered with nail in copper tag marked R.E. 1934 and are set flush with surface.

I, hereby certify that I am a Registered Civil Engineer of the State of California; That this map, consisting of one sheet, correctly represents a true and complete survey made under my supervision, completed August 10 1946 that the monuments shown hereon actually exist; that their positions and character are correctly shown and that said monuments are sufficient to enable the survey to be retraced

The signatures of the owners of an easement disclosed by deed recorded in Book 159 at Page 14 of Deeds, Official Records of Los Angeles County, State of California, have been omitted under provisions of Section 11587(b) of the Subdivision Map Act.

E. F. Bader
Registered Civil Engineer No. 1934

Easement holder O.R. 19910-84 City of Montebello a Municipal Corporation.

Milo J. Chapin Mayor
Samuel W. Karnes, Jr. City Clerk.

Southern California Telephone Company, a corporation as the owner of a right of way recorded in Book 23208 at Page 325 of Official Records of the County of Los Angeles, State of California, does hereby consent to the making of the annexed map and subdivision, subject to the aforesaid right of way.

SOUTHERN CALIFORNIA TELEPHONE COMPANY
By [Signature] Vice President and General Manager.
By [Signature] Assistant Secretary.

STATE OF CALIFORNIA) s.s.
COUNTY OF LOS ANGELES)
On this 11th day of October, in the year one thousand nine

hundred and forty six, before me Edmund F. Barker a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn personally appeared HARVEY H. BUSH, RUBIDELL BUSH, IRENE E. HARRINGTON, and DONALD C. BROWN

known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Edmund F. Barker
Notary Public in and for the County of Los Angeles, State of California

STATE OF CALIFORNIA) s.s.
COUNTY OF LOS ANGELES)
On this 30th day of August, 1946, before me Arthur J. Jackson a Notary Public in and for said County and State, residing therein, duly commissioned and qualified personally appeared Milo J. Chapin and Samuel W. Karnes Jr. known to me to be the Mayor and City Clerk respectively of the City of Montebello a Municipal Corporation that authorized the execution of the within instrument, and known to me to be the persons who executed the within and annexed instrument and affixed the official seal of the City of Montebello thereto, on behalf of the municipal corporation therein named and acknowledged to me that such municipal corporation executed the same.

Witness my hand and official seal.
Arthur J. Jackson
Notary Public in and for said County and State.
My Commission Expires Oct 4, 1948

I hereby certify that I have examined this map; That it conforms substantially to the tentative map and all approved alterations thereof; that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with and that I am satisfied that this map is technically correct with respect to City Records.

Dated: Aug 30, 1946 John M. Cole
City Engineer of the City of Montebello.

I hereby certify that all assessments of which I am in charge, to which the land included in the within subdivision or any part thereof is subject and which may be paid in full, have been paid in full.

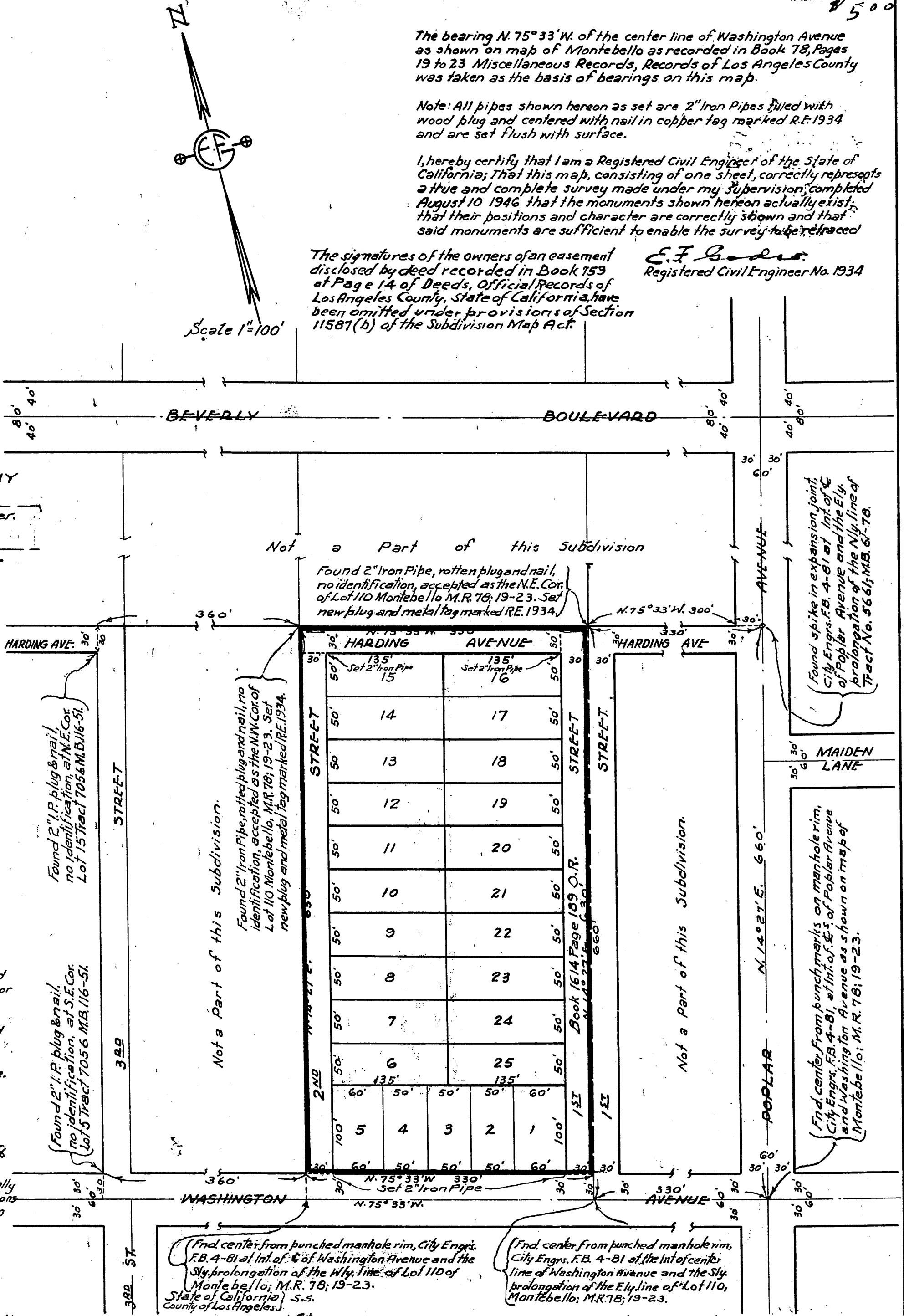
Dated: Aug 30, 1946 Arthur J. Jackson
City Treasurer of the City of Montebello.

I hereby certify that the land included in the within subdivision is not, nor is any part thereof, subject to any special assessments which have not been paid in full, and that this certificate does not include any assessments of any special assessment district, the bonds of which have not become a lien upon the land contained in said subdivision.

Dated: Aug 30, 1946 Arthur J. Jackson
City Treasurer of the City of Montebello

I hereby certify that the Board of Trustees and City Council of the City of Montebello by resolution No. 4159 adopted 8/19/46 approved the attached map and accepted on behalf of the public, for highway purposes the Avenue and Street shown on said map and therein offered for dedication as a public highway.

Dated: August 30, 1946 Samuel W. Karnes, Jr.
City Clerk of the City of Montebello



(Find center from punched manhole rim, City Engrs. F.B. 4-B1 at Int. of Washington Avenue and the S.W. prolongation of the Wly. line of Lot 110 of Montebello; M.R. 78; 19-23.
State of California) s.s.
County of Los Angeles)

(Find center from punched manhole rim, City Engrs. F.B. 4-B1 at Int. of center line of Washington Avenue and the S.W. prolongation of the Ely. line of Lot 110, Montebello; M.R. 78; 19-23.

On this 11th day of November, 1946, before me Karl A. Lund a Notary Public in and for said County and State, residing therein, duly commissioned and qualified personally appeared E. N. Rusk and J. B. Rusk known to me to be the Vice President and Assistant Secretary respectively of Southern California Telephone Company, the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.

Karl A. Lund
Notary Public in and for the County of Los Angeles, State of California.

I hereby certify that I have examined this map; that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.

Dated: Jan. 6, 1947
Alfred Jones COUNTY SURVEYOR
Lee H. Luss Deputy

SHEET NO. 1 OF TWO SHEETS OF
TRACT NO. 11562
 IN THE CITY OF MONTEBELLO
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOTS 61 AND 78
 EL CARMEL TRACT AS PER MAP THEREOF RECORDED IN
 BOOK 7 PAGES 134 AND 135 OF MAPS
 RECORDS OF LOS ANGELES COUNTY.

JUL 9 - 1938
 29 10 AM
 209
 12

W. W. Plant
 \$ 5.00

I, hereby certify that I am a Registered Civil Engineer of the State of California; That this map, consisting of two sheets, correctly represents a survey made under my supervision completed April 30 1938; that the monuments shown hereon actually exist; That their positions and character are correctly shown and that said monuments are sufficient to enable the survey to be retraced

E. F. Goddard
 Registered Engineer #1934

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said map and subdivision as shown within the colored border line and hereby dedicate to the public use the Streets, Avenue and Boulevard shown on said map within said subdivision

----- Owner
 Security-First National Bank of Los Angeles, Beneficiary
 National Banking Association
 By *J. H. Thompson* Vice-President
 By *J. H. Thompson* First Secretary

I hereby certify that I have examined this map; That it conforms substantially to the tentative map and all approved alterations thereof; That all provisions of applicable subdivision ordinances of the City of Montebello have been complied with; and that I am satisfied that this map is technically correct with respect to City records.

John S. Coe
 City Engineer of the City of Montebello.

Los Angeles Trust and Safe Deposit Company, Trustee.
 A California Corporation.
 By *J. H. Thompson* Vice President
 By *J. H. Thompson* First Secretary
 L.A.R. 13038

I hereby certify that all special assessments of which I am in charge, to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated June 24, 1938 *Arthur J. Jackson*
 City Treasurer of the City of Montebello.

I hereby certify that the land included in the within subdivision is not, nor is any part thereof, subject to any special assessments which have not been paid in full, and that this certificate does not include any assessments of any special assessment district, the bonds of which have not yet become a lien upon the land contained in said subdivision

Dated June 24, 1938 *Arthur J. Jackson*
 City Treasurer of the City of Montebello.

I hereby certify that the Board of Trustees and City Council of the City of Montebello by resolution adopted May 24, 1938, approved the attached map and accepted on behalf of the public, for highway purposes, the Street, the Avenue and the Boulevard shown upon said map and therein offered for dedication as public highways.

Dated June 24, 1938 *Samuel W. Karsner, Jr.*
 City Clerk of the City of Montebello.

STATE OF CALIFORNIA,) ss.
 COUNTY OF LOS ANGELES,)

On this 28th day of May, A.D. 1938, before me, *E. Howlett*, a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared *J. Veerhuyse*, known to me to be the Vice-President, and *A. E. Huntly*, known to me to be the Asst. Secretary of Los Angeles Trust and Safe Deposit Company, the California Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, as such Trustee.

Witness my hand and official seal.

E. Howlett
 Notary Public in and for said County and State.

I hereby certify that I have examined this map, that it complies with the provisions of the Act of March 1, 1937, and that this map is technically correct in all respects.

Dated July 9, 1938

ALFRED HUNT
 COUNTY SURVEYOR
Harold A. Harris Deputy

I hereby certify that I have examined the map of Tract No. 11562, and that it complies with the provisions of the Act of March 1, 1937, and that this map is technically correct in all respects.

Tract No. 11562

I hereby certify that I have examined the map of Tract No. 11562, and that it complies with the provisions of the Act of March 1, 1937, and that this map is technically correct in all respects.

Mez Johnson
 Deputy

STATE OF CALIFORNIA,) ss.
 COUNTY OF LOS ANGELES,)

On this 21st day of May, in the year one thousand, nine hundred and thirty eight, before me, *Samuel W. Karsner, Jr.*, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared *J. H. Thompson*

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Samuel W. Karsner, Jr.
 Notary Public in and for the County of Los Angeles, State of California

STATE OF CALIFORNIA,) ss.
 COUNTY OF LOS ANGELES,)

On this 26th day of May, A.D. 1938, before me, *Rose F. Hollander*, a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared *W. B. Stringfellow*, known to me to be the Vice-President, and *R. W. Carpenter*, known to me to be the Asst. Secretary of the Security-First National Bank of Los Angeles, the National Banking Association that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the association therein named, and acknowledged to me that such association executed the same.

Witness my hand and official seal.

Rose F. Hollander
 Notary Public in and for said County and State.
 My Commission expires May 1-1940.

SHEET No. 2 OF TWO SHEETS OF
TRACT NO. 11562
 IN THE CITY OF MONTEBELLO,
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

JUL 9- 1938
 10 AM
 209
 13

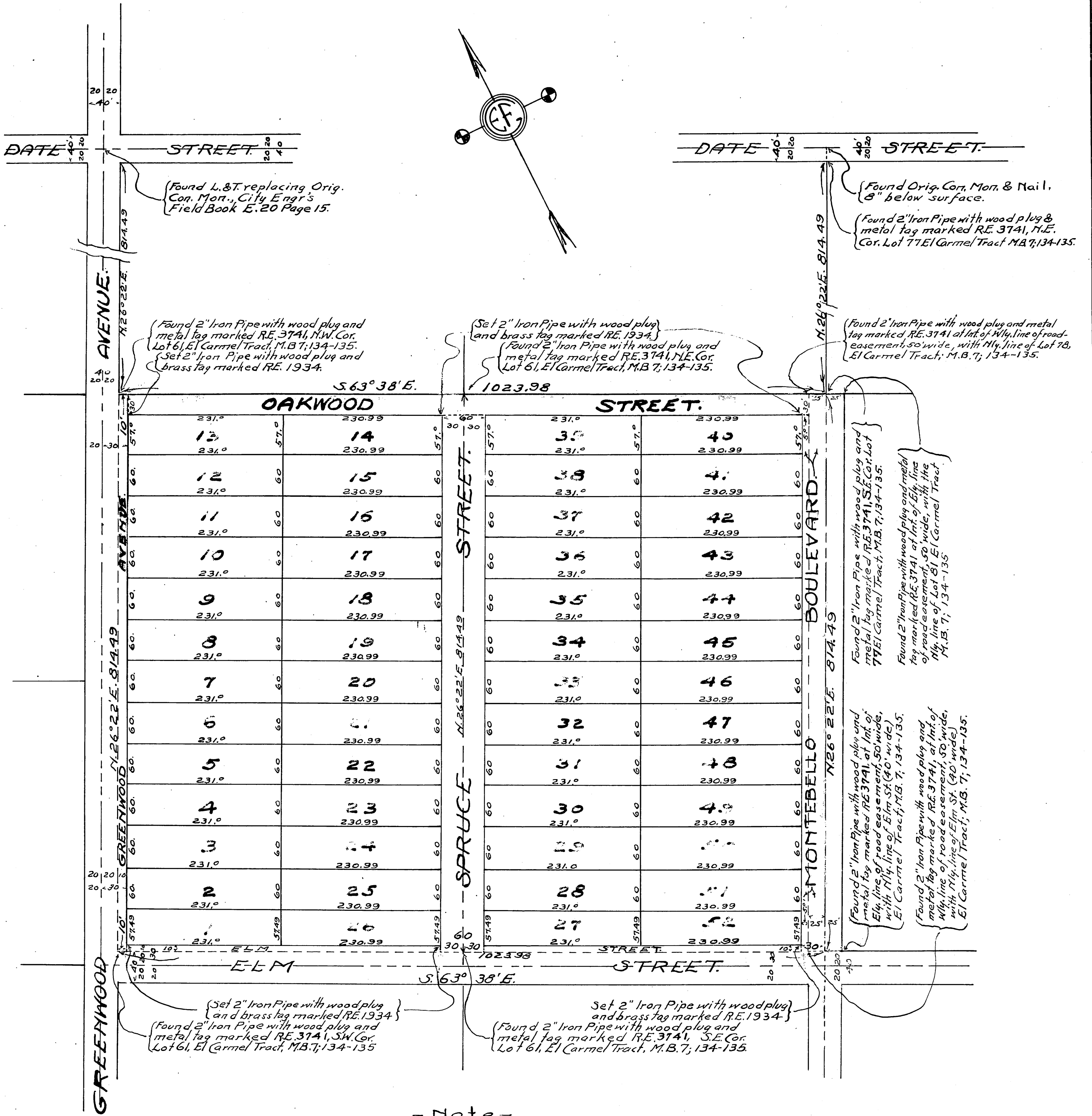
The bearing N. 26° 22' E. of Greenwood Street as shown on map of El Carmel Tract, recorded in Book 7 Pages 134-135 of Maps, Records of Los Angeles County was taken as basis of bearings on this map.

W. W. Plumb Free

Scale: 1 inch = 100 feet.

Survey completed April 30-1938.

E. F. Godso Engineer.



- Note -
 Lots Nos. 1, 26, 27 & 52 each contain 13280 sq. ft. or 0.3049+ Acre.
 All other Lots each contain 13860 sq. ft. or 0.318+ Acre.

TRACT N^o 15041 IN THE CITY OF MONTEBELLO COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF LOT 150 MONTEBELLO AS PER MAP THEREOF RECORDED IN BOOK 78 PAGES 19-23 OF MISCELLANEOUS RECORDS RECORDS OF LOS ANGELES COUNTY Scale 1"=100'

I hereby certify that I have examined this map; that it conforms to the tentative map and all approved alterations thereof; that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with and that I am satisfied that this map is technically correct with respect to City Records.

Dated 7-1-48 John Arnold
City Engineer of the City of Montebello.

I hereby certify that all assessments of which I am in charge, to which the land included in the within subdivision or any part thereof is subject, and to which may be paid in full, have been paid in full.

Dated 7-7-48 William Jackson
City Treasurer of the City of Montebello.

I hereby certify that the land included in the within subdivision is not subject to any special assessments which have not been paid in full, and that this certificate does not include any assessments of any special assessment district; the bonds of which have not become a lien upon the land contained in said subdivision.

Dated 7-7-48 William Jackson
City Treasurer of the City of Montebello.

I hereby certify that the Board of Trustees and City Council of the City of Montebello by Resolution No. 4317 adopted June 21st 1948 approved the attached map and accepted on behalf of the public for highway purposes the street and the Avenue shown on said map and therein offered for dedication as public highways.

Dated June 22 1948 Samuel W. Karna, Jr.
City Clerk of the City of Montebello.

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map and that said land is registered under the Torrens System (so called) in the office of the Registrar of Titles, in and for the County of Los Angeles, as shown by Certificate No. R.F. 40634 of the Registrar of Titles, and that said certificate shows that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the making of said map and subdivision as shown within the colored border line, and hereby dedicate to the public use the street and Avenue as shown on said map within said subdivision.

Margaret Spilker
Helen Spilker

STATE OF CALIFORNIA, ss.
COUNTY OF LOS ANGELES, ss.
On this 9th day of February, in the year one thousand nine hundred and forty eight before me

Orak B. Gross, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn personally

appeared Margaret Spilker and Helen Spilker

known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

Orak B. Gross
Notary Public in and for the County of Los Angeles, State of California.

Southern California Edison Company (Formerly Southern California Edison Company, Ltd.), a corporation, as the owner of an easement for an electric pole line, recorded as a memorial on Certificate of Title No. R.F. 40634 filed in Volume 26 at page 40634 of Register of Titles in the office of the Registrar of Land Titles of the County of Los Angeles, State of California, does hereby consent to the making and recording of this map and subdivision, subject to its aforesaid easement, and does hereby join in the dedication to the public use of the Avenue and Street, shown on said map within the colored border line, subject to the aforesaid easement of said Southern California Edison Company.

N. B. Ringer
Vice President
Assistant Secretary

STATE OF CALIFORNIA, ss.
COUNTY OF LOS ANGELES, ss.

On this 12th day of April, 1948, before me, N. S. Ross, a Notary Public in and for said County of Los Angeles, personally appeared N. B. Ringer known to me to be the Vice President and T. B. Ringer known to me to be the Assistant Secretary of SOUTHERN CALIFORNIA EDISON COMPANY, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

N. S. Ross
Notary Public in and for said County of Los Angeles.

The bearing N. 75° 33' W. of the center line of Washington Avenue as shown on map of Montebello as recorded in Book 78, Pages 19 to 23, Miscellaneous Records, Records of Los Angeles County, was taken as the basis of bearings on this map.

I, hereby certify that I am a Registered Civil Engineer of the State of California; that this map consisting of one sheet, correctly represents a true and complete survey made under my supervision, completed November 1947 that the monuments hereon actually exist; that their positions and character are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

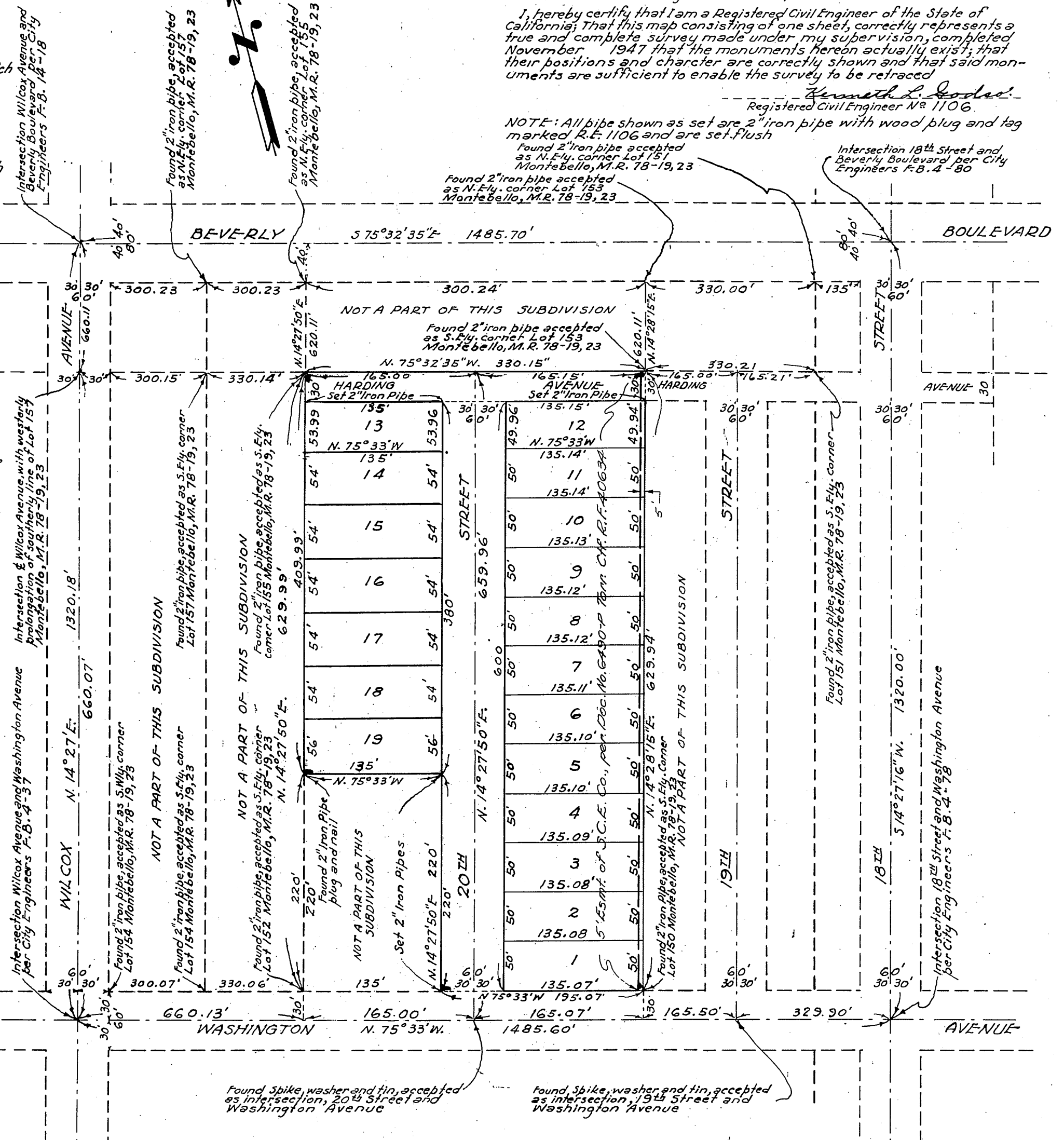
Ernest L. Gooder
Registered Civil Engineer No. 1106.

NOTE: All pipe shown as set are 2" iron pipe with wood plug and tag marked R.E. 1106 and are set flush.

Found 2" iron pipe accepted as N.E. corner Lot 151, Montebello, M.R. 78-19, 23

Found 2" iron pipe accepted as N.E. corner Lot 153, Montebello, M.R. 78-19, 23

Intersection 18th Street and Beverly Boulevard per City Engineers F.B. 4-180



RECORDED

June 23, 1948

5 4 P.M.

326

24

105

105

105

105

105

105

105

105

105

105

105

105

105

105

105

105

105

105

105

105

105

105

105

105

105

105

I hereby certify that a good and sufficient bond in the sum of \$ 200.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of

TRACT No. 15041

as required by law.

Earl Lippold, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California

By Frederickson Deputy

TRACT N° 13851
IN THE CITY OF MONTEBELLO,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF A PORTION OF LOT 151
MONTEBELLO AS PER MAP THEREOF RECORDED IN
BOOK 78 PAGES 19-23 OF MISCELLANEOUS RECORDS
RECORDS OF LOS ANGELES COUNTY.

RECORDED
 30 MIN. 4 PM
 IN BOOK 335
 AT PAGE 27
 OF MAP RECORDS
 LOS ANGELES COUNTY, CALIF.
 MADE BY M. A. TAYLOR
 COUNTY RECORDER
 BY *M. A. Taylor*
 12-5-48

I, hereby certify that I have examined this map; that it conforms substantially to the tentative map and all approved alterations thereof; that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with and that I am satisfied that this map is technically correct with respect to City Records.

Dated July 7, 1948 — *John Cole* —
 City Engineer of the City of Montebello.

I, hereby certify that all assessments of which I am in charge, to which the land included in the within subdivision or any part thereof is subject and to which may be paid in full, have been paid in full.

Dated July 7, 1948 — *Arthur Jackson* —
 City Treasurer of the City of Montebello.

I, hereby certify that the land included in the within subdivision is not nor is any part thereof, subject to any special assessments which have not been paid in full, and that this certificate does not include any assessments of any special assessment district; the bonds of which have not become a lien upon the land contained in said subdivision.

Dated July 7, 1948 — *Arthur Jackson* —
 City Treasurer of the City of Montebello.

I, hereby certify that the Board of Trustees and City Council of the City of Montebello by Resolution N° 4322 — adopted July 6, 1948 — approved the attached map and accepted on behalf of the public for highway purposes the Street and the Avenue shown on said map and therein offered for dedication as public highways.

Dated July 7, 1948 — *Samuel W. Kerner, Jr.* —
 City Clerk of the City of Montebello.

I hereby certify that I have examined this map; that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.

Dated: Nov. 18, 1948 C. E. ARNOLD
 COUNTY SURVEYOR
 By *L. S. Overton* Deputy

I, hereby certify that I am a Registered Civil Engineer of the State of California; that this map consisting of two sheets, correctly represents a true and complete survey made under my supervision, completed March 10, 1948, that the monuments shown hereon actually exist; that their positions and character are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

E. F. Goddard
 Registered Civil Engineer No. 1334.

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making and recording of said map and subdivision as shown within the colored border line and hereby dedicate for public highway purposes the Street and the Avenue shown on said map within said subdivision.

Emma P. Schelnik Waterman.
Charley A. Schelnik
Lydia Schelnik Gansay
Lydia Schelnik Gansay Trustee
for Anna A. Schelling under the
Will of Mary Schelnik, Deceased.

STATE OF CALIFORNIA }
 COUNTY OF LOS ANGELES } ss

On this 30th day of June in the year one thousand nine hundred and forty eight before me *Geo. S. Dodge* —
 a Notary Public in and for said County of Los Angeles, State of California residing therein, duly commissioned and sworn, personally appeared *Emma P. Schelnik Waterman, Charley A. Schelnik, Lydia Schelnik Gansay, Lydia Schelnik Gansay Trustee for Anna A. Schelling under the Will of Mary Schelnik, Deceased* —

known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Geo. S. Dodge
 Notary Public in and for the County of Los Angeles, State of California.

TRACT NO 13851
IN THE CITY OF MONTEBELLO.

Scale 1"=50'

The bearing N. 75° 32' 35" W. of Beverly Boulevard as shown on map of Tract No. 15041, recorded in Book 326 Page 24 of Maps, Records of Los Angeles County, California was taken as basis of bearings on this map.

RECORDED
Map 23, 1948
30 PAGES
335
28

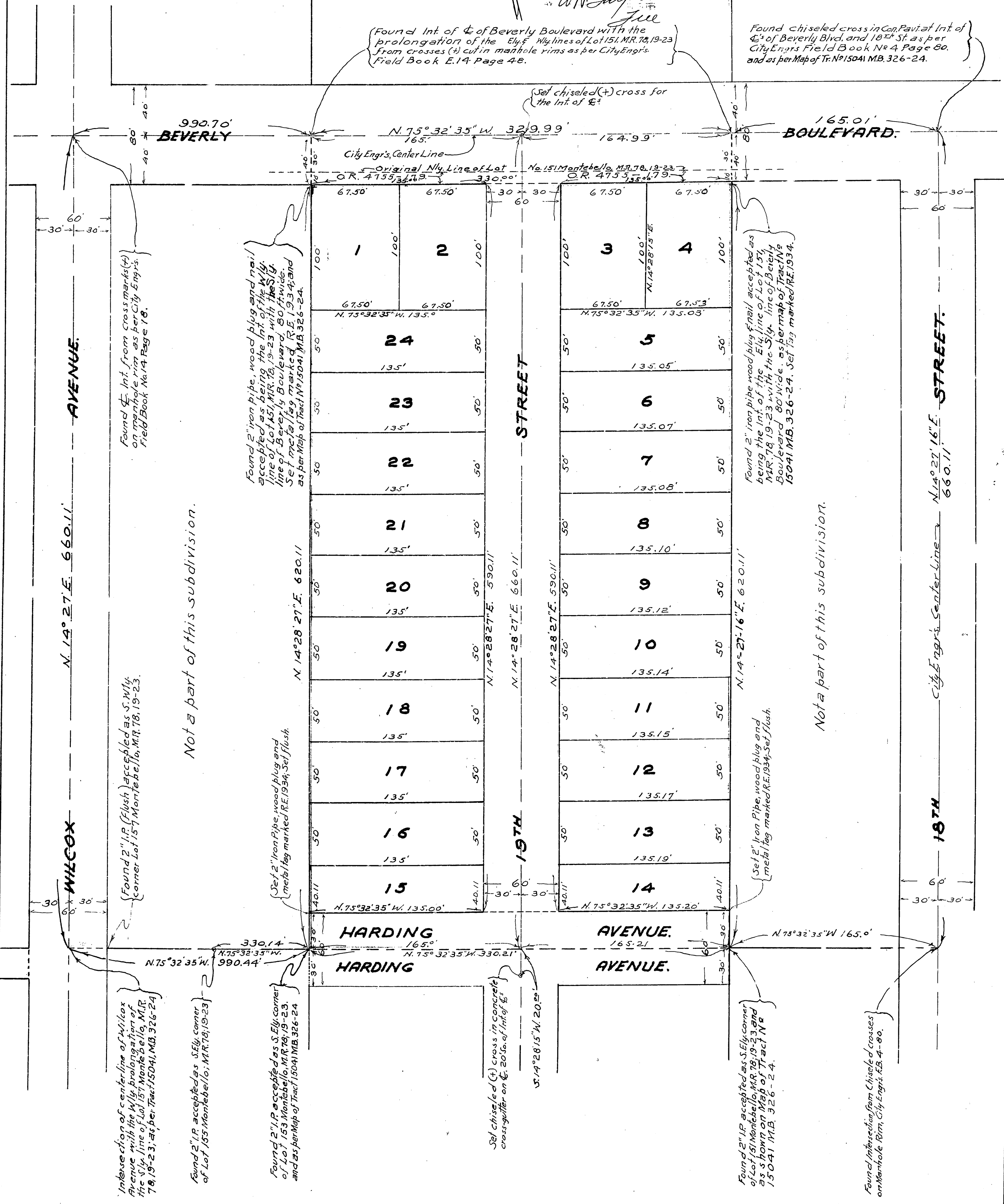
Note: - All 2" I.P. monuments shown on this map as found, are flush with surface and all pipe shown as set are set flush.



W. H. Taylor
City Engineer

Found Int. of Φ of Beverly Boulevard with the prolongation of the Ely. Φ Wly. lines of Lot 151, M.R. 78, 19-23 from crosses (+) cut in manhole rims as per City Engr's Field Book E. 14, Page 48.

Found chiseled cross in Con. Pav. at Int. of Φ of Beverly Blvd. and 18th St. as per City Engr's Field Book No 4 Page 80. and as per Map of Tr. No 15041 M.B. 326-24.



TRACT No. 15843

IN THE CITY OF MONTEBELLO
BEING A SUBDIVISION OF LOT 11, LA MERCED HEIGHTS,
BOOK 28, PAGES 4 AND 5, OF MAPS, RECORDS OF
LOS ANGELES COUNTY, STATE OF CALIFORNIA.

January 1953 KEMMERER ENGR. CO. INC. Scale: 1"=60'

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map within the colored border lines, and we consent to the preparation and recordation of said map and subdivision and hereby dedicate to the public use all the Drives and Avenue shown on said map in said subdivision.

I, Mace R. McKinney hereby certify that I am a licensed surveyor of the State of California and that this map consisting of two sheets correctly represents a survey made under my supervision in January 1953, and that the survey is true and complete as shown and that all of the monuments shown hereon will be in place not later than January 1954, that their positions and character are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

Mace R. McKinney
LICENSED SURVEYOR N° 2495

MONUMENT NOTE

All 2 I.P.'s. are set 12' deep and tagged with L.S. N° 2495.

BASIS OF BEARING NOTE

The bearing N.72°13'00"E. of the centerline of Avenida De La Merced as shown on map of La Merced Heights Tract M.B. 28, pages 4, 5, was used as the basis of bearings for this tract.

I hereby certify that I have examined this map; that it conforms substantially to the tentative map and all approved alterations thereof; that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with; and that I am satisfied that this map is technically correct with respect to city records.

Dated April 7, 1953

John L. Cole
CITY ENGINEER OF THE CITY OF MONTEBELLO

I hereby certify that all special assessments of which I am in charge, to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated April 7th 1953

Arthur J. Jackson
CITY TREASURER OF THE CITY OF MONTEBELLO

I hereby certify that the land included in the within subdivision is not, nor is any part thereof, subject to any special assessments which have not been paid in full, and that this certificate does not include any assessments of any special assessment district, the bonds of which have not yet become a lien upon the land contained in said subdivision.

Dated April 7th 1953

Arthur J. Jackson
CITY TREASURER OF THE CITY OF MONTEBELLO

I hereby certify that the Board of Trustees and City Council of the City of Montebello, by resolution N° 4260 adopted April 6, 1953 approved the attached map and accepted on behalf of the public, for highway purposes, the DRIVES and AVENUE shown upon said map and therein offered for dedication as public highways.

Dated April 7, 1953

Samuel W. Kerner, Jr.
CITY CLERK OF THE CITY OF MONTEBELLO

I hereby certify that I have examined this map; that it complies with applicable state law; and that I am satisfied that this map is substantially correct in all respects not certified to by the City Engineer.

Dated: April 27, 1953 WILLIAM J. FOX
COUNTY SURVEYOR
Ralph L. Kennedy Deputy

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On this 2nd day of April, in the year 1953, before me EDWARD E. MOZER, a notary public in and for said county, personally appeared Harold H. Fish, known to me to be the Vice President, and Woodrow L. Corner, known to me to be the Secretary of the Viewcrest Homes Inc., a corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

Edward E. Mozer

RECORDED
APR 27 1953
2 18 P.M.
IN BOOK 473
AT PAGE 15

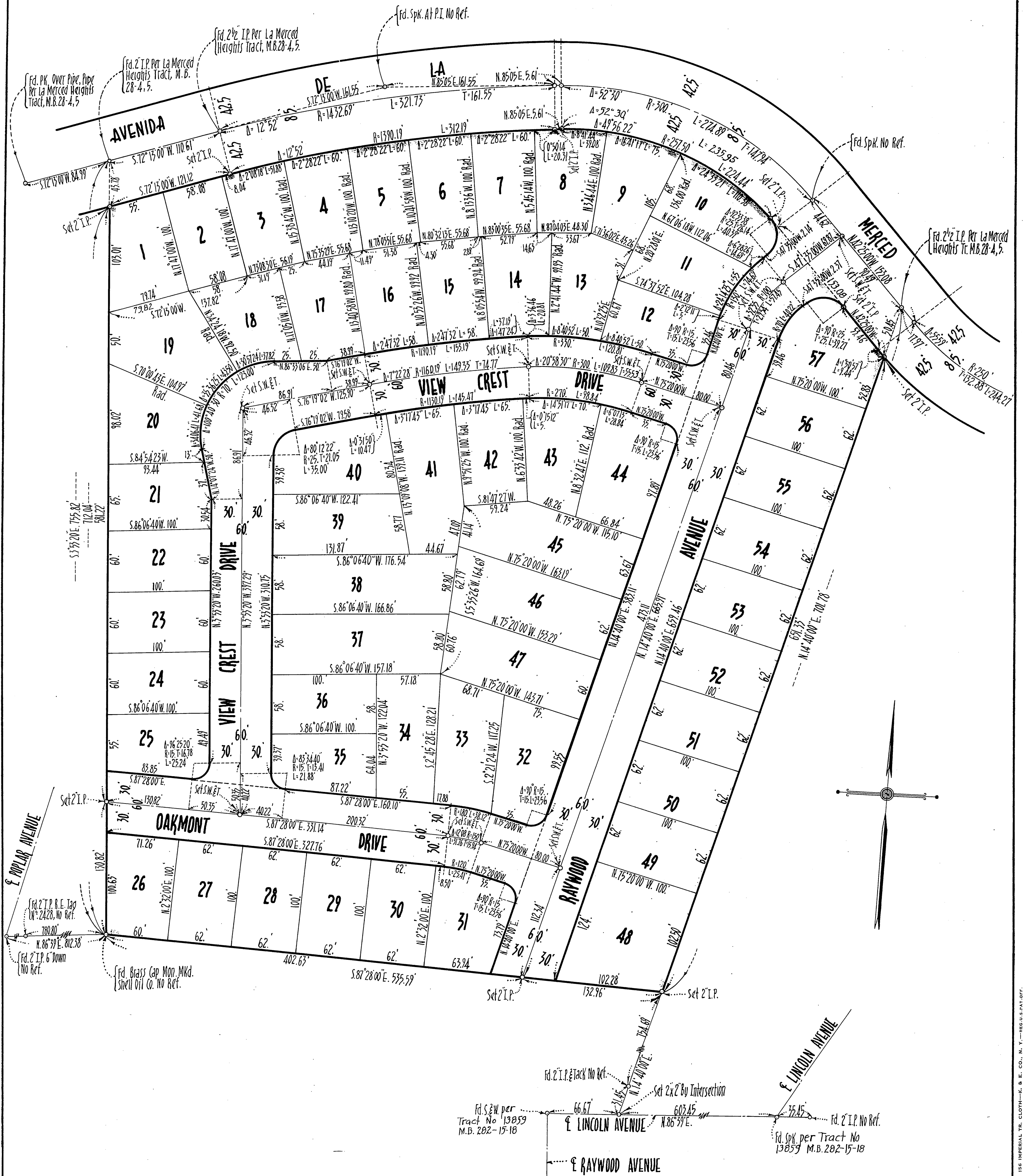
J. Martin
500

TRACT No. 15843

IN THE CITY OF MONTEBELLO

January 1953 ~ KEMMERER ENGR. CO. INC. ~ Scale: 1"=60'

RECORDED
AT REQUEST OF OWNER
Apr. 27, 1953
28 PAGES
BOOK 473
PAGE 16
OF MAP RECORDED
LOS ANGELES COUNTY, CALIF.
NAME B. BEATTY,
COUNTY RECORDER
S. Markes
Deputy
Free



TRACT NO 19598

IN THE CITY OF MONTEBELLO, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 123 OF MAP OF MONTEBELLO
AS RECORDED IN BOOK 78 PAGES 19 TO 23 OF MISCELLANEOUS
RECORDS; RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

KEMMERER ENGINEERING CO. INC.

OCT. 1953

I hereby certify that I am the owner of or am interested in the lands included within the subdivision shown on this map within the colored border lines and I consent to the preparation and recordation of said Map and subdivision and hereby dedicate to the public use the street and avenue shown on said map within said subdivision.

M. Spilker

I hereby certify that I am a Licensed Surveyor in the State of California; that this Map consisting of two sheets, correctly represents a true and complete survey made under my supervision in November 1953, that the monuments shown hereon will be in place not later than November 1954, that their positions and character are correctly shown; and that said monuments are sufficient to enable the survey to be readily retraced.

Walter R. Milburn
L.S. 2495

CITY CLERKS CERTIFICATE

I hereby certify that the Council of the City of Montebello by resolution adopted March 1, 1954 approved the attached map and accepted on behalf of the public for highway purposes the street and avenue shown on said map and therein offered for dedication as Public Highways.

Date: March 2, 1954

R. Jessie Crooke
Deputy City Clerk, City of Montebello

SPECIAL ASSESSMENT CERTIFICATE

I hereby certify that all Special Assessments levied under the jurisdiction of the City of Montebello to which the land included in the within subdivision or any part thereof is subject and which may be paid in full, have been paid in full.

3-2-1954

Dated

Arthur Jackson
City Treasurer, City of Montebello

CITY ENGINEERS CERTIFICATE

I hereby certify that I have examined this map, that it conforms substantially to the tentative map and all approved alterations thereof; that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with and that I am satisfied that this map is technically correct with respect to City Records.

3-2-54

Dated

Stanley D. Hart
City Engineer, Montebello, California

State of California }
County of Los Angeles }

On this 18 day of November 1953 before me Helen Spilker, a Notary Public in and for said County, personally appeared M. Spilker, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Helen Spilker
Notary Public in and for Los Angeles County.

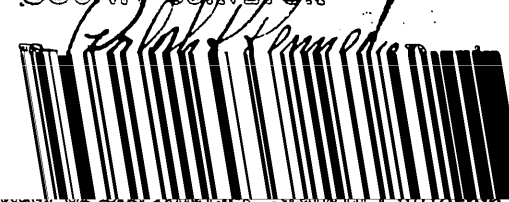
I hereby certify that a good and sufficient bond in the sum of \$ 325.00, duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of

TRACT NO 19598
Harold J. Ostry, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California.

By W. J. Fox Deputy

I hereby certify that I have examined this map; that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.

Dated: April 14, 1954 WILLIAM J. FOX,
COUNTY SURVEYOR



TRACT No 19598

IN THE CITY OF MONTEBELLO, CALIFORNIA

KEMMERER ENGINEERING CO. INC.

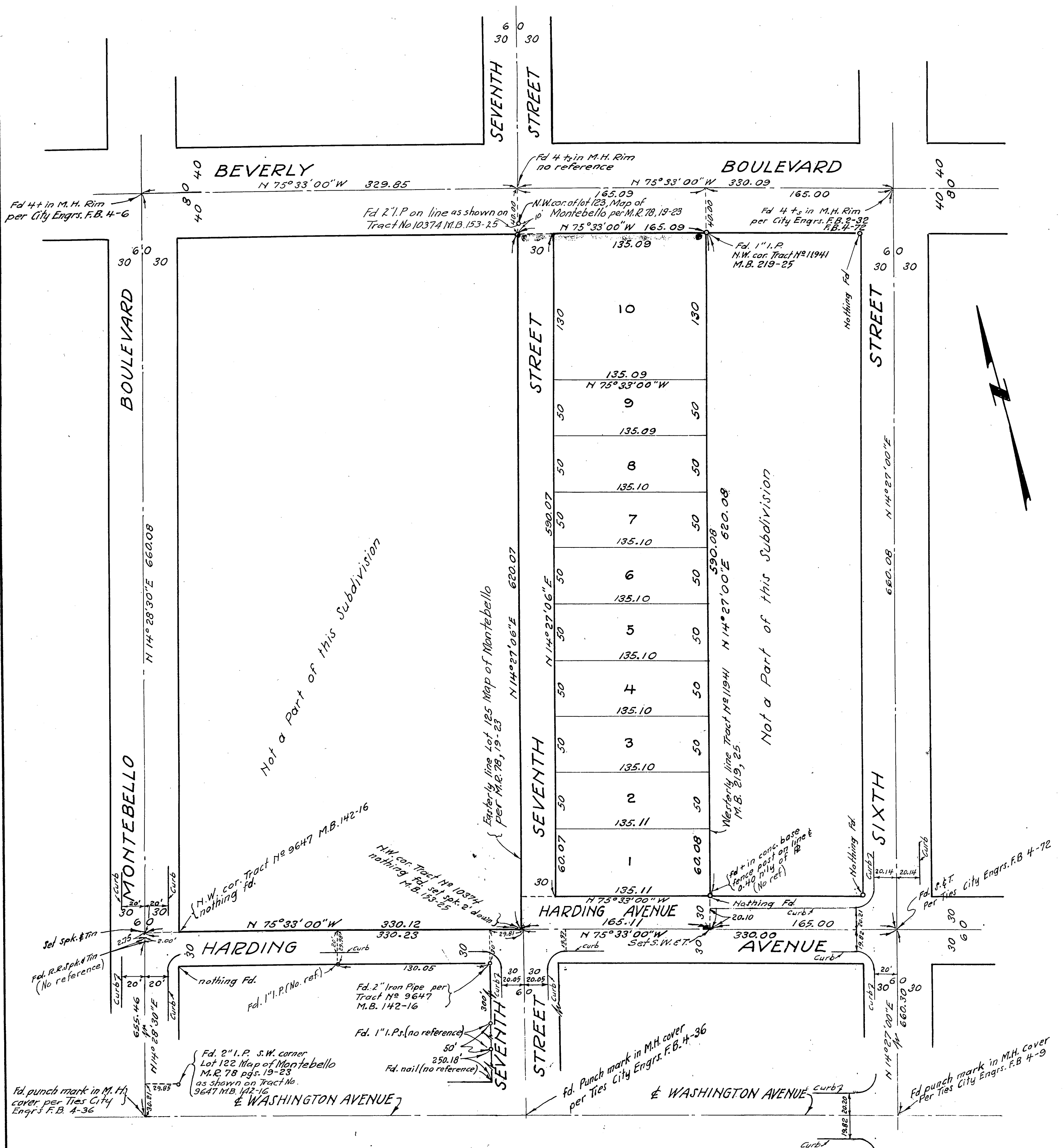
OCT. 1953

SCALE 1"=60'

NOTE:

All 2" I.P.'s shown as set are buried 12" and Tagged L.S. 2495.

The bearing N 75°33'00"W on the center line of Beverly Boulevard as shown on map of Tract No 11941, M.B. 219-25 was taken as the basis of bearings used on this map.



TRACT N^o 23592

IN THE CITY OF MONTEBELLO, CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF LOT 153, OF MONTEBELLO, AS PER MAP RECORDED IN BOOK 78 PAGES 19 TO 23 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

RECORDED
APRIL 10, 1957
36 3 P.M.
BOOK 615
PAGE 62
RAY E. LEE
COUNTY RECORDER
\$5.00

JANUARY 1957

CHARLES E. GLIDDEN, LICENSED SURVEYOR

SCALE 1" = 60'

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map within the colored border lines, and we consent to the preparation and recordation of said map and subdivision and hereby dedicate to the public use the street and avenue shown on said map within said subdivision, we also dedicate to the City of Montebello in Fee Simple lots 19, 20 & 21 as shown on said map within said subdivision.

John W. Brooks Clarence J. Cinkel

Ruth A. Brooks Florence E. Cinkel



I hereby certify that I am a Licensed Surveyor of the State of California; that this map, consisting of two sheets, correctly represents a true and complete survey made under my supervision January 1957; that the monuments of the character and locations shown hereon will be in place not later than November 15, 1957; that said monuments are sufficient to enable the survey to be readily retraced.

Charles E. Glidden
Licensed Surveyor N^o 2311

I hereby certify that I have examined this map, that it conforms substantially to the tentative map and all approved alterations thereof; that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with and that I am satisfied that this map is technically correct with respect to City records.

Date: Mar. 22, 1957

P. A. Wands
City Engineer, City of Montebello

I hereby certify that all special assessments levied under the jurisdiction of the City of Montebello to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Date: March 26, 1957

Arthur J. Jackson
City Treasurer, City of Montebello

I hereby certify that this Tract N^o 23592 is substantially in accord with the tentative map of Tract N^o 23592 approved by the Montebello City Planning Commission on the 17th day of January 1957.

Date: Mar. 27, 1957

Virginia D. Nelson
Secretary of the Planning Commission
City of Montebello

I hereby certify that the City Council of the City of Montebello by resolution N^o 5961 dated March 23, 1957 approved the attached map and accepted on behalf of the public; for public use, the street and avenue hereon offered for dedication, as public ways, and also accepted lots 19, 20 & 21 in Fee Simple.

Date: Mar. 26, 1957

Charlene Bott
City Clerk, City of Montebello

The signature of the present owners of certain oil, gas, petroleum and other hydrocarbon substances and minerals in, under or recoverable from said land as reserved in the deed from Eunice Margaret Cole, et al., recorded on February 19, 1957 as Instrument N^o 1819, have been omitted as necessary parties to sign the map under the provisions of Section 11587 (c) (1) of the Subdivision Map Act inasmuch as such ownership does not include a right of entry on the surface of the land.

Southern California Edison Company, a corporation, as the owner of an easement for an electric pole line, recorded in Book 29677, page 114, of Official Records, records of Los Angeles County, State of California, does hereby consent to the preparation and recordation of this map and subdivision, subject to its aforesaid easement, and does hereby join in the dedication to the public use of the street and avenue, shown on said map within the colored border line, subject to the aforesaid easement of Southern California Edison Company.

Southern California Edison Company

By Russell P. O'Brien
Vice President

By Dorothy Tourtellotte
Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss

On this 19th day of March, 1957, before me Ruth M. Elliott, a Notary Public in and for said County of Los Angeles, personally appeared Robert P. O'Brien, known to me to be the Vice President and Dorothy Tourtellotte known to me to be the Assistant Secretary of the Southern California Edison Company, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

Ruth M. Elliott
Notary Public in and for said County of Los Angeles
My commission expires December 3, 1960

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss

ON THIS 21 DAY OF MARCH, 1957 IN THE YEAR 1957, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED EARL V. SACHS KNOWN TO ME TO BE THE VICE PRESIDENT AND A. N. PESLER KNOWN TO ME TO BE THE ASSISTANT SECRETARY OF THE INSURANCE & TRUST COMPANY THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS TRUSTEE.

Ruth A. Brooks
My Commission Expires Sept 27, 1957

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss

ON THIS 20th DAY OF March IN THE YEAR 1957, A. D., BEFORE ME Hubert L. Denton A NOTARY PUBLIC IN AND FOR SAID COUNTY, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED John W. Brooks and Ruth A. Brooks PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAME THEY SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Hubert L. Denton
NOTARY PUBLIC IN AND FOR THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

My Commission Expires March 4, 1961.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss

ON THIS 20th DAY OF March IN THE YEAR 1957, A. D., BEFORE ME Hubert L. Denton A NOTARY PUBLIC IN AND FOR SAID COUNTY, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Clarence J. Cinkel and Florence E. Cinkel PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAME THEY SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Hubert L. Denton
NOTARY PUBLIC IN AND FOR THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

My Commission Expires March 4, 1961.

I hereby certify that a good and sufficient bond in the sum of \$725.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of Tract N^o 23592 as required by law.

Harold J. Ostly, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California,

By Maida M. Baur Deputy

TRACT No 23592

IN THE CITY OF MONTEBELLO, CALIFORNIA.

JANUARY 1957

CHARLES E. GLIDDEN, LICENSED SURVEYOR

SCALE 1" = 50'

I hereby certify that I have examined this map; that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.

Dated: April 19, 1957

JOHN A. LAMBIE

COUNTY ENGINEER

By: *[Signature]* Deputy

PG.2

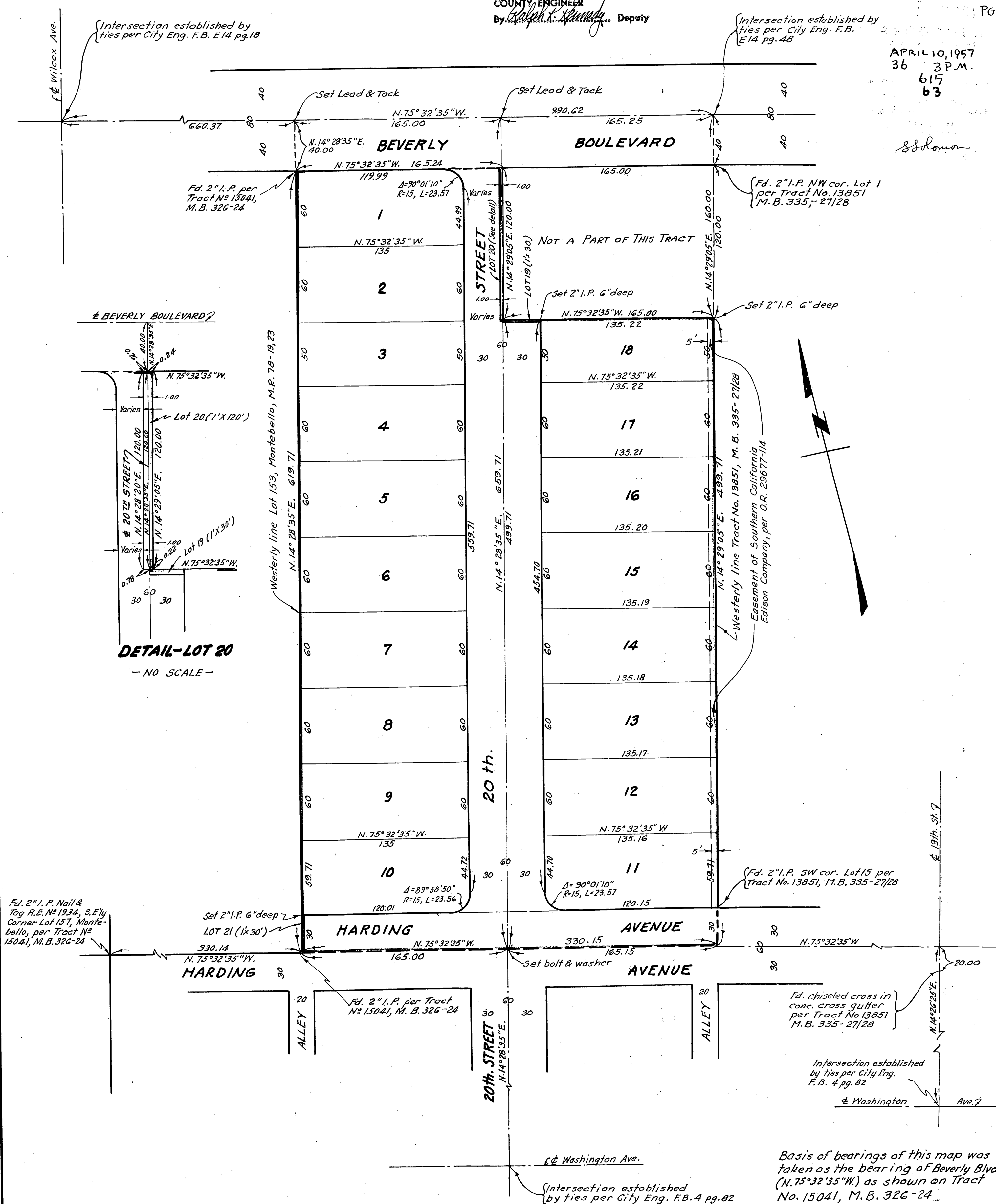
APRIL 10, 1957

36 3 P.M.

615

63

[Signature]



TRACT NO. 16501

IN THE CITY OF MONTEBELLO, CALIFORNIA

H. R. LOVETT & ASSOCIATES, INC.
ENGINEERS & SURVEYORSJune 26, 1957
32 3 PM
6 19
21

BEING A SUBDIVISION OF A PORTION OF LOT 155 OF MONTEBELLO

TRACT, RECORDED IN BOOK 78 PAGES 19 TO 23 INCLUSIVE OF MISCELLANEOUS

RECORDS IN THE OFFICE OF THE COUNTY RECORDER, RECORDS OF LOS ANGELES COUNTY

J. Walters
500

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map within the colored border lines, and we consent to the preparation and recordation of said map and subdivision and hereby dedicate to the public use the street and avenue shown on said map.

I, H. Ralph Lovett, hereby certify that I am a Licensed Surveyor of the State of California; that this map, consisting of two (2) sheets correctly represents a true and complete survey made under my supervision in May, 1957; that all monuments shown hereon actually exist and are correctly shown, or will be in positions shown not later than May 31, 1958, and that said monuments are sufficient to enable the survey to be readily retraced.

H. Ralph Lovett
L. S. No. 2427

I hereby certify that I have examined this map and that it conforms substantially to the tentative map and all approved alterations thereof. I further certify that all provisions of applicable subdivision ordinances have been complied with and that I am satisfied that this map is technically correct with respect to City Records.

Dated: June 14, 1957 R. R. Warrick
City Engineer of City of Montebello

I hereby certify that the City Council of the City of Montebello by Resolution No. 6041, duly passed and adopted on this 17th day of June 1957, approved the attached map and accepted on behalf of the public for public use the Street and Avenue shown on said map within said subdivision and herein offered for dedication.

Dated: June 18, 1957 Charline Bott
City Clerk of City of Montebello

I hereby certify that all special assessments levied under the jurisdiction of the City of Montebello to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated: June 18, 1957 Arthur J. Jackson
City Treasurer of City of Montebello

I hereby certify that this Tract No. 16501 is substantially in accord with the tentative map of Tract No. 16501 approved by the Montebello City Planning Commission on the 6th day of May, 1957.

Dated: June 14, 1957 Virginia B. Nelson
Secretary of the Planning Commission
City of Montebello

LOCAL LAND DEVELOPERS, INC., a corporation,

C. H. Rubidoux
President

Ben Neil
Secretary

Ralph Slayman

Edith Adele Slayman

ATLANTIC INVESTMENT COMPANY, INC., a corporation
as trustee under deed of trust recorded June 10, 1957 as Instrument
No. 754.

D. P. Notis
President

D. A. Hopkins
Asst. Secretary

State of California } s.s.
County of Los Angeles }

On this 10th day of JUNE, 1957, before me ERNEST P. KRICKS, a notary public in and for said county and state personally appeared C. H. RUBIDOUX known to me to be the president and BEN NEIL known to me to be the secretary of LOCAL LAND DEVELOPERS, INC., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same.

Ernest P. Kricks
NOTARY PUBLIC
My Commission Expires March 27, 1960

State of California } s.s.
County of Los Angeles }

On this 6th day of JUNE, 1957, before me ERNEST P. KRICKS, a notary public in and for said county and state personally appeared RALPH SLAYMAN and EDITH ADELE SLAYMAN known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Ernest P. Kricks
NOTARY PUBLIC
My Commission Expires March 27, 1960

State of California } s.s.
County of Los Angeles }

On this 10 day of JUNE, 1957, before me ERNEST P. KRICKS, a notary public in and for said County and State, personally appeared D. P. Notis known to me to be the President and D. A. Hopkins known to me to be the Asst. Secretary of ATLANTIC INVESTMENT COMPANY, INC., the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same as trustee.

Ernest P. Kricks
Notary Public
My Commission Expires March 27, 1960

I hereby certify that a good and sufficient bond in the sum of \$625.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of TRACT NO. 16501 as required by law.
Harold J. Ostly, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California.

By Rona J. Fisher Deputy

NOTE:-

The signatures of the present owners of all oil, gas and mineral rights and the right to inject, store and withdraw gas which was reserved in deed recorded June 5, 1957 in Book 54688, page 202 of Official Records and in deed recorded June 10, 1957 as Instrument No. 752 have been omitted under Section 11587(c)(1) of the Subdivision Map Act inasmuch as such ownership does not include the right of entry on the surface of the land.

NOTE:-

The signatures of the owners of the leasehold estate under oil and gas lease recorded December 6, 1939, in book 17110 page 166, Official Records have been omitted under the provisions of Section 11587(c)(1) of the Subdivision Map Act inasmuch as such ownership does not include the right of entry on the surface of the land, the surface and the subsurface thereto to a depth of 500 feet having been quitclaimed by deed recorded February 19, 1957, in book 53689 page 139, Official Records.

NOTE:-

The signatures of the owners of all oil, gas and other hydrocarbon substances in that certain underground area designated "Eight Zone" together with the right to store natural gas in said zone, as provided by deed and agreement recorded December 21, 1956 in book 53187 page 127, Official Records and supplemental agreement recorded December 21, 1956, in book 53187 page 101, Official Records have been omitted under the provisions of Section 11587(c)(1) of the Subdivision Map Act inasmuch as such ownership does not include the right of entry on the surface of the land.

I hereby certify that I have examined this map; that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.

Dated: June 26, 1957

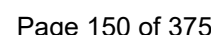
JOHN A. LAMBIE
COUNTY ENGINEER
Paul R. Trout Deputy

BASIS OF BEARINGS:-

The bearing N75°32'35"W of the E of BEVERLY BOULEVARD as shown on a map of Tract No. 15041, M.B. 326-24 was used, as the basis of bearings for this map.

All monuments (2" I.P.) shown as "set" are 6" deep.

REC'D
RECORDED
June 26, 1957
32 3 PM
619
22
SWalters



TRACT NO. 24004

IN THE CITY OF MONTEBELLO

BEING A SUBDIVISION OF A PORTION OF
LOT 100 OF THE MONTEBELLO TRACT
RECORDED IN BOOK 78, PAGES 19 TO 23
INCLUSIVE OF MISCELLANEOUS RECORDS
RECORDS OF LOS ANGELES COUNTY
STATE OF CALIFORNIA

H.R. LOVETT & ASSOCIATES, INC.
ENGINEERS & SURVEYORS

Walters
700

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on said map, and we consent to the preparation and recordation of said map and subdivision as shown within the colored border lines and hereby dedicate to public use the public way shown on said map.

Carl H. Kieselhorst
Robert C. Capps

Ethel O. Kieselhorst
Doris R. Capps

Hugh F. Leonard
Belmar Leonard

ESCROW-DEPOSITARY CORPORATION, a corporation (Trustee) under deed of trust recorded January 30, 1958, as Instrument No. 110.
By Pearl Barker Pres.
State of California } s.s.
County of Los Angeles

By Emmett F. Barker Secy.

On this 24th day of February, 1958, before me ANN MURRAY a Notary Public in and for said County and State, personally appeared Carl H. Kieselhorst and Ethel O. Kieselhorst, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Ann Murray
NOTARY PUBLIC
My commission expires Jan 10, 1960

State of California } s.s.
County of Los Angeles

On this 24th day of February, 1958, before me ANN MURRAY a Notary Public in and for said County and State, personally appeared Robert C. Capps and Doris R. Capps, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Ann Murray
NOTARY PUBLIC
My commission expires Jan 10, 1960

State of California } s.s.
County of Los Angeles

On this 24th day of February, 1958, before me ANN MURRAY a Notary Public in and for said County and State, personally appeared Hugh F. Leonard and Belmar Leonard, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Ann Murray
NOTARY PUBLIC
My commission expires Jan 10, 1960

STANDARD OIL COMPANY OF CALIFORNIA and STANDARD GASOLINE COMPANY, subject to and reserving right of way dated March 7, 1917, and recorded March 12, 1917, in Book 6440, Page 167 of Deeds, right of way dated November 15, 1917, and recorded December 18, 1917, in Book 6609, Page 131 of Deeds, and right of way recorded May 7, 1958, as Document No. 3256 of Official Records, all in records of Los Angeles County, California, hereby consent to the making of the annexed map and subdivision and to the dedication of highways as shown on the said map.

Dated May 21, 1958
STANDARD OIL COMPANY OF CALIFORNIA
By STANDARD OIL COMPANY OF CALIFORNIA, WESTERN OPERATIONS, INC.
Attorney in Fact

By C. J. Laup Contract Agent By E. H. Hansen Asst. Secretary

STANDARD GASOLINE COMPANY

By J. P. Bowman Vice-President By W. G. Watson Asst. Secretary

STATE OF CALIFORNIA } s.s.
City and County of San Francisco

On this 21st day of May, in the year of our Lord 1958, before me, Edmund and Luella Kelly, a Notary Public in and for said City and County and State, residing therein, duly commissioned, sworn, personally appeared C. J. Laup, and E. H. Hansen, known to me to be the Contract Agent and Asst. Secretary, respectively, of Standard Oil Company of California, Western Operations, Inc., and known to me to be the persons who executed the within instrument on behalf of said Standard Oil Company of California, Western Operations, Inc., the corporation that executed and whose name is subscribed to the within instrument as the Attorney in Fact of Standard Oil Company of California and acknowledged to me that they subscribed the name of Standard Oil Company of California thereto as principal and the name of Standard Oil Company of California, Western Operations, Inc., as Attorney in Fact of said Standard Oil Company of California and that said Standard Oil Company of California, Western Operations, Inc., executed the same as such Attorney in Fact.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the City and County of San Francisco, the day and year in this certificate first above written.

My Commission Expires Jan 23 1960
Edmund and Luella Kelly
Notary Public in and for said City and County and State

I, H. Ralph Lovett, hereby certify that I am a Licensed Surveyor of the State of California, and that this tract consisting of two sheets correctly represents a survey made under my supervision in January, 1958, and that the survey is true and complete as shown and that all monuments shown hereon actually exist or will be in place not later than January 31, 1959, and that their positions and character are sufficient to enable the survey to be readily retraced.

H. Ralph Lovett
L.S. No. 2427

I hereby certify that I have examined this map and that it conforms substantially to the tentative map and all approved alterations thereof. I further certify that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with and that I am satisfied that this map is technically correct with respect to City Records.

Dated: June 23, 1958
P. D. Harris
City Engineer of City of Montebello

I hereby certify that the City Council of the City of Montebello by Resolution No. 6401, duly passed and adopted on the 23rd day of June, 1958, approved the attached map and accepted on behalf of the public for public use the public way shown on said map and herein offered for dedication.

Dated: June 24, 1958
Charline Bott
City Clerk City of Montebello

I hereby certify that all special assessments levied under the jurisdiction of the City of Montebello to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated: June 24, 1958
Russell R. Hand
City Treasurer City of Montebello

I hereby certify that this Tract No. 24004 is substantially in accord with the tentative map of Tract No. 24004 approved by the Montebello City Planning Commission on the 5th day of May, 1958.

Dated: June 24, 1958
Virginia L. Smith
Secretary of the Planning Commission
City of Montebello

The signatures of the present owners of all oil, gas and other hydrocarbon substances as granted in the deed recorded January 30, 1958, as Instrument No. 107, have been omitted as necessary parties to sign the map under the provisions of section 11587-C(1) of the Subdivision Map Act inasmuch as such ownership does not include a right of entry on the surface of the land.

STATE OF CALIFORNIA } s.s.
County of Los Angeles

On this 1st day of May 1958 before me the undersigned, a Notary public in and for said County and State, personally appeared PEARL BARKER, known to me to be the President and EDMUND F. BARKER, known to me to be the Secretary of the ESCROW-DEPOSITARY CORPORATION, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same, as trustee.

Edmund F. Barker
Notary Public
My commission expires Dec. 9, 1961

NOTE: The signatures of the Montebello Land and Water Company Leasement holder by deed recorded in Book 1361, page 77, of Deeds, have been omitted under Section 11587(c) of the Subdivision Map Act, inasmuch as such easement can never ripen into fee, and said signatures are not required by the governing body.

STATE OF CALIFORNIA } s.s.
City and County of San Francisco

On this 21st day of May, in the year one thousand nine hundred and fifty eight before me Edmund and Luella Kelly, a Notary Public in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared J. P. Bowman and W. G. Watson, known to me to be the Vice President and Asst. Secretary, respectively, of Standard Gasoline Company, the corporation that executed the within instrument, and also known to me to be the persons who executed the within instrument on behalf of said corporation and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and County of San Francisco the day and year in this certificate first above mentioned.

My Commission Expires Jan 23 1960
Edmund and Luella Kelly
Notary Public in and for said City and County and State

BASIS OF BEARINGS:
The bearing of N 14° 27' 00" E of the Easterly line of Tract No. 6503, M.B. 76-30 was used as the basis of bearings for this map.

All monuments (2" I.R.) shown as "Set" are 6" below the surface.

TRACT NO. 24004

IN THE CITY OF MONTEBELLO

I hereby certify that a good and sufficient bond in the sum of \$275.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of Tract No. 24004 as required by law.
Harold J. Ostly, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California.

By Frederick J. Foster Deputy

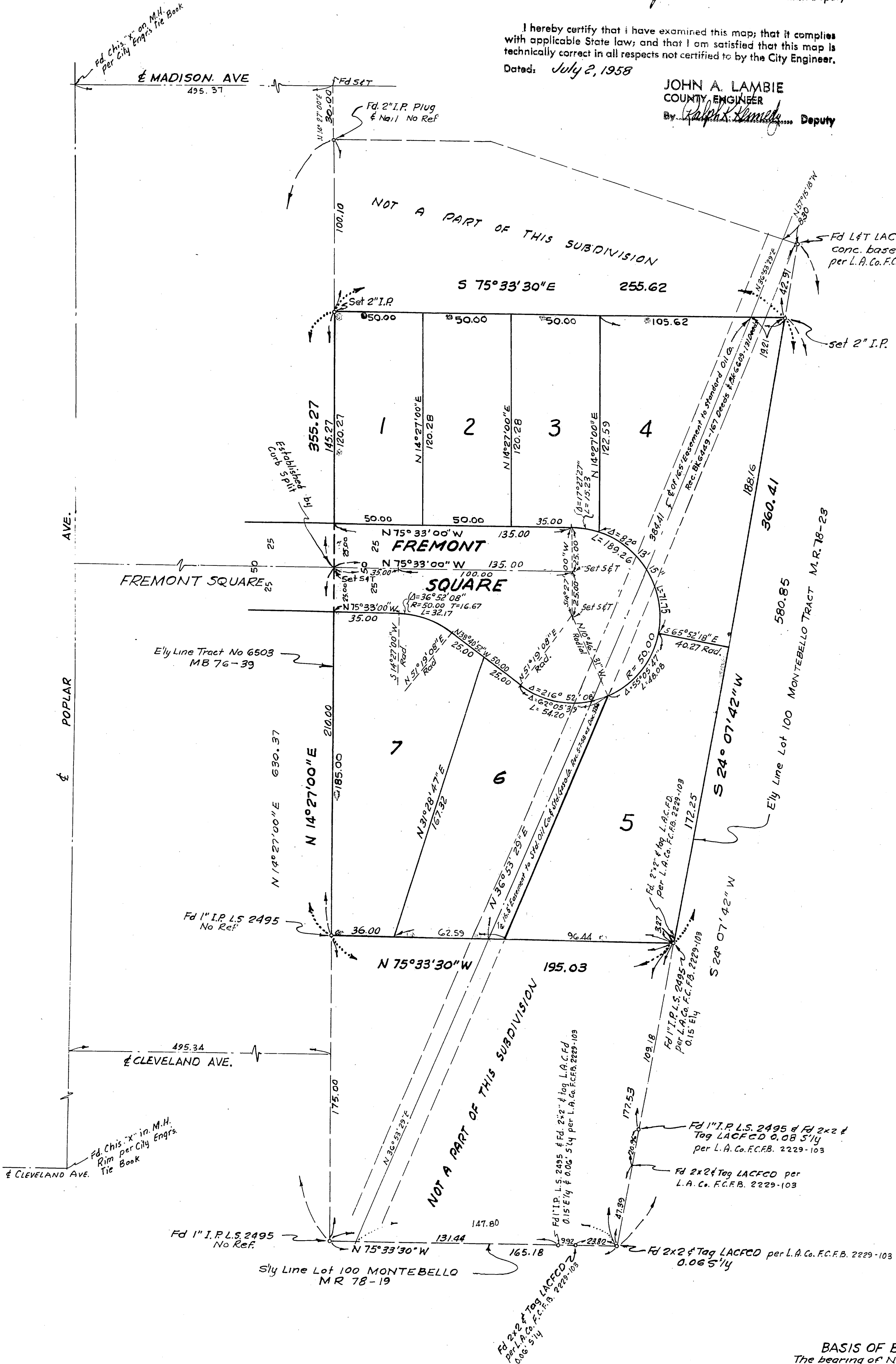
I hereby certify that I have examined this map; that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.
Dated: July 2, 1958

JOHN A. LAMBIE
COUNTY ENGINEER

By Robert J. Kennedy Deputy

July 2, 1958
3 4:00 pm
632
47

Watters



BASIS OF BEARINGS:
The bearing of N 14°27'00\"E of the E'ly line of Tract No. 6503 M.B. 76-39 was used as the basis of bearings for this map.

6004

TRACT No. 24749

IN THE CITY OF MONTEBELLO

BEING A SUBDIVISION OF A PORTION OF SEC. 3 T.2S., R.12W., IN THE REPETTO RANCHO, AS SHOWN ON MAP ACCOMPANYING THE DEED OF PARTITION BETWEEN HARRIS NEWMARK ET AL., RECORDED IN BOOK 759 PG. 14 OF DEEDS IN THE COUNTY OF LOS ANGELES, CALIFORNIA, AS TO THAT PORTION OF SAID LAND LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY, FROM THE SURFACE THEREOF.

MCINTIRE & QUIROS, INC.

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map within the colored border lines, and we consent to the preparation and recordation of said map and subdivision and hereby dedicate to the public use all streets, highways and other public ways shown on said map within said subdivision. We also hereby dedicate to the City of Montebello the easements for public utility, ingress & egress, storm drain and sewer purposes over the strips of land so designated on said map.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map, consisting of 4 sheets, correctly represents a true and complete survey made under my supervision in October, 1959 that the monuments of the character and locations shown hereon will be in place within twelve months from recording date of this map; that said monuments are sufficient to enable the survey to be readily retraced, and that the notes to all centerline monuments shown hereon as set by me will be on file in the office of the City Engineer within twelve months from the recording date as shown hereon.

RECORDED
June 9, 1960
24 4 PM
657
42
S. Walters
1100

LANGDALE REALTY CO.,
A CORPORATION
(OWNER)

J. R. Solcher, Pres.

Blanche A. Mays, Secretary

KERN OIL CALIFORNIA, LIMITED
A CORPORATION

Present owner of the lessee interest under an oil and gas lease recorded in book 110 page 166 of Leases, and as amended and extended and superseded by oil and gas lease recorded in book 15204 page 106 Official Records.

R. J. Stephens, General Manager

TEXACO, INC.
A CORPORATION
formerly
THE TEXAS COMPANY,
A Delaware corporation,
(Easement Holder)

by deed recorded in book 26711 page 407 Official Records.

Buford W. Max, Assistant Secretary

J. T. Wood Jr., Senior Vice President

State of California }
County of Los Angeles } ss
On this 29th day of April, 1960, before me AMELIE B. HOME
a Notary Public in and for said County and State, personally appeared
J. R. Solcher known to me to be the PRESIDENT, AND
BLANCHE A. MAYS known to me to be the SECRETARY
of LANGDALE REALTY CO., the corporation that executed the within instrument,
and known to me to be the persons who executed the within instrument on
behalf of the corporation therein named and acknowledged to me that said
corporation executed the same.

My Commission Expires April 7, 1964
Amelie B. Home
Notary Public AMELIE B. HOME

State of California }
County of Los Angeles } ss
On this 18th day of May, 1960, before me J. F. Nowatny
a Notary Public in and for said County and State, personally appeared
R. J. Stephens known to me to be the General Manager
and
J. T. Wood Jr. known to me to be the Senior Vice President
of KERN OIL CALIFORNIA, LIMITED, the corporation that executed the within
instrument, and known to me to be the persons who executed the within instrument,
and known to me to be the persons who executed the within instrument on behalf
of the corporation therein named and acknowledged to me that said corporation
executed the same.

My Commission Expires Aug. 2, 1963
J. F. Nowatny
Notary Public J. F. Nowatny

State of California }
County of Los Angeles } ss
On this 23rd day of May, 1960, before me Florence V. Thornberry
a Notary Public in and for said County and State, personally appeared
J. T. Wood Jr. known to me to be the Senior Vice President
and Buford W. Max known to me to be the Assistant Secretary
of TEXACO, INC. the corporation that executed the within instrument,
and known to me to be the persons who executed the within instrument on behalf
of the corporation herein named and acknowledged to me that such corporation
executed the within instrument pursuant to its by-laws or a resolution of its board
of directors.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.

My Commission Expires 2-16-62
Florence V. Thornberry
Notary Public



and Buford W. Max known to me to be the Assistant Secretary
of TEXACO, INC. the corporation that executed the within instrument,
and known to me to be the persons who executed the within instrument on behalf
of the corporation herein named and acknowledged to me that such corporation
executed the within instrument pursuant to its by-laws or a resolution of its board
of directors.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.

My Commission Expires 2-16-62
Florence V. Thornberry
Notary Public



and Buford W. Max known to me to be the Assistant Secretary
of TEXACO, INC. the corporation that executed the within instrument,
and known to me to be the persons who executed the within instrument on behalf
of the corporation herein named and acknowledged to me that such corporation
executed the within instrument pursuant to its by-laws or a resolution of its board
of directors.

Basis of Bearing:

The bearing N 75°32'49"W of the E. of LINCOLN AVE. as shown on map of Tr. No. 20643, MB. 609/1-2 was taken as the basis of bearings used on this map.

All 2" I.P. set 12" below surface of ground.

I hereby certify that I have examined this map, that it conforms substantially to the tentative map and all approved alterations thereof, that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with and that I am satisfied that this map is technically correct with respect to city records.

Dated: May 31, 1960

R. C. Smith
City Engineer of the City of Montebello

I hereby certify that this map of Tract No. 24749 is substantially in accord with tentative map of Tract No. 24749 approved by the Montebello City Planning Commission on the 7th day of December, 1959.

Dated: May 31, 1960

Uma Wolf
Secretary of the Planning Commission
City of Montebello

I hereby certify that the City Council of the City of Montebello by resolution No. 6958 duly passed and adopted on the 31st day of May, 1960, approved the attached map and accepted on behalf of the public the Avenues, Streets and Drives and easements shown on said map within said subdivision and herein offered for dedication.

Dated: May 31, 1960

Fern Heinicke
Deputy City Clerk, City of Montebello

I hereby certify that all special assessments levied under the jurisdiction of the City of Montebello to which the lands included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated: June 1, 1960

Bernice K. Threlake
Deputy City Treasurer, City of Montebello

I hereby certify that a good and sufficient bond in the sum of \$5,700⁰⁰ duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of Tract No. 24749 as required by law.

Gordon T. Nesvig, Clerk of the Board of Supervisors
of the County of Los Angeles, State of California.
By *Enriquez-Torres* Deputy

I hereby certify that I have examined this map, that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.
Dated: June 9, 1960

JOHN A. LAMBIE
COUNTY ENGINEER
By *Nathaniel P. Buloney* Deputy

I hereby certify that I have examined this map, that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.
Dated: June 9, 1960

JOHN A. LAMBIE
COUNTY ENGINEER
By *Nathaniel P. Buloney* Deputy

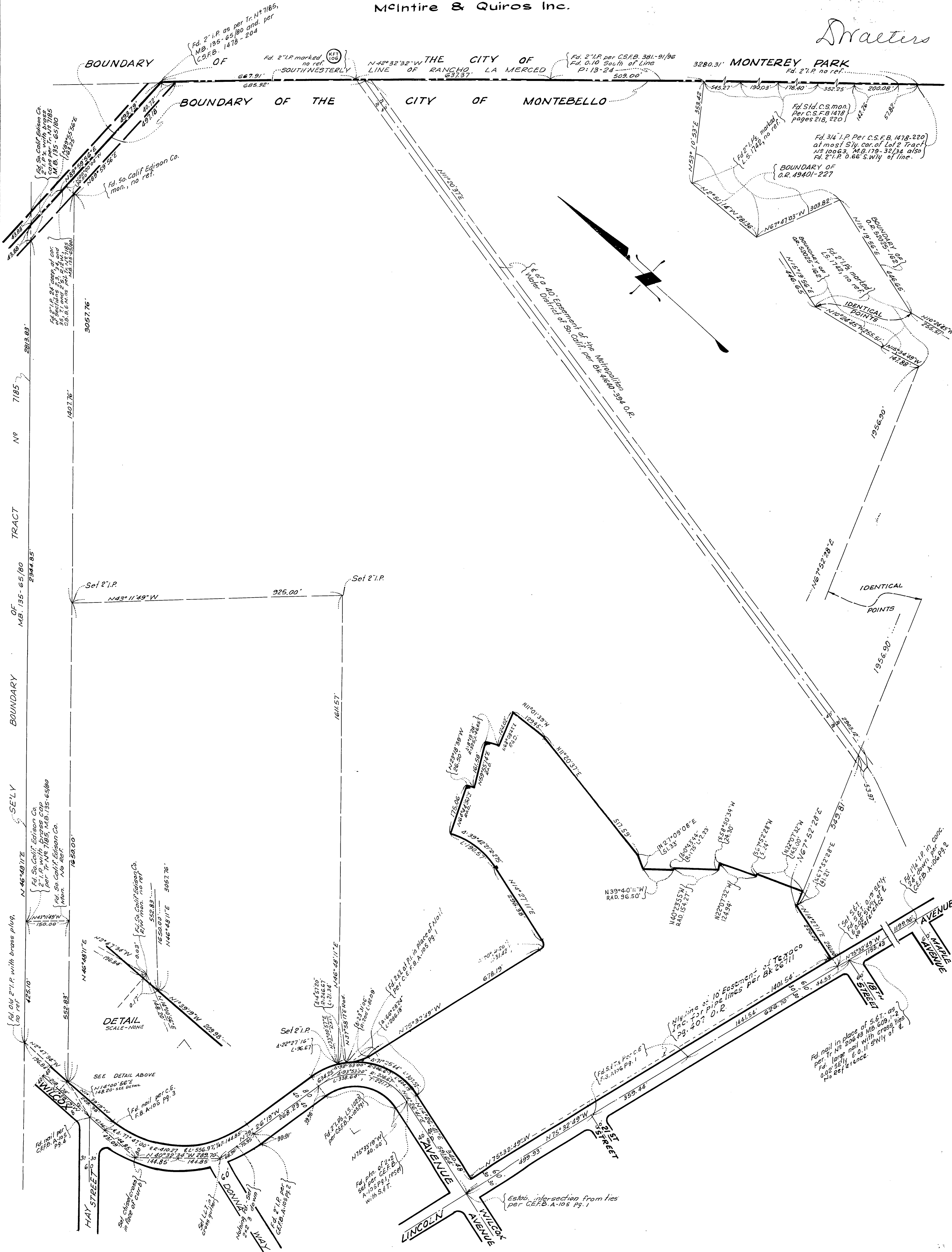
TRACT No. 24749

IN THE CITY OF MONTEBELLO

McIntire & Quiros Inc.

Pg. 2
June 9, 1960
2:45 PM
657 43

Drafter



TRACT No. 24749

IN THE CITY OF MONTEBELLO

McIntire & Quiros Inc.

Pg. 3

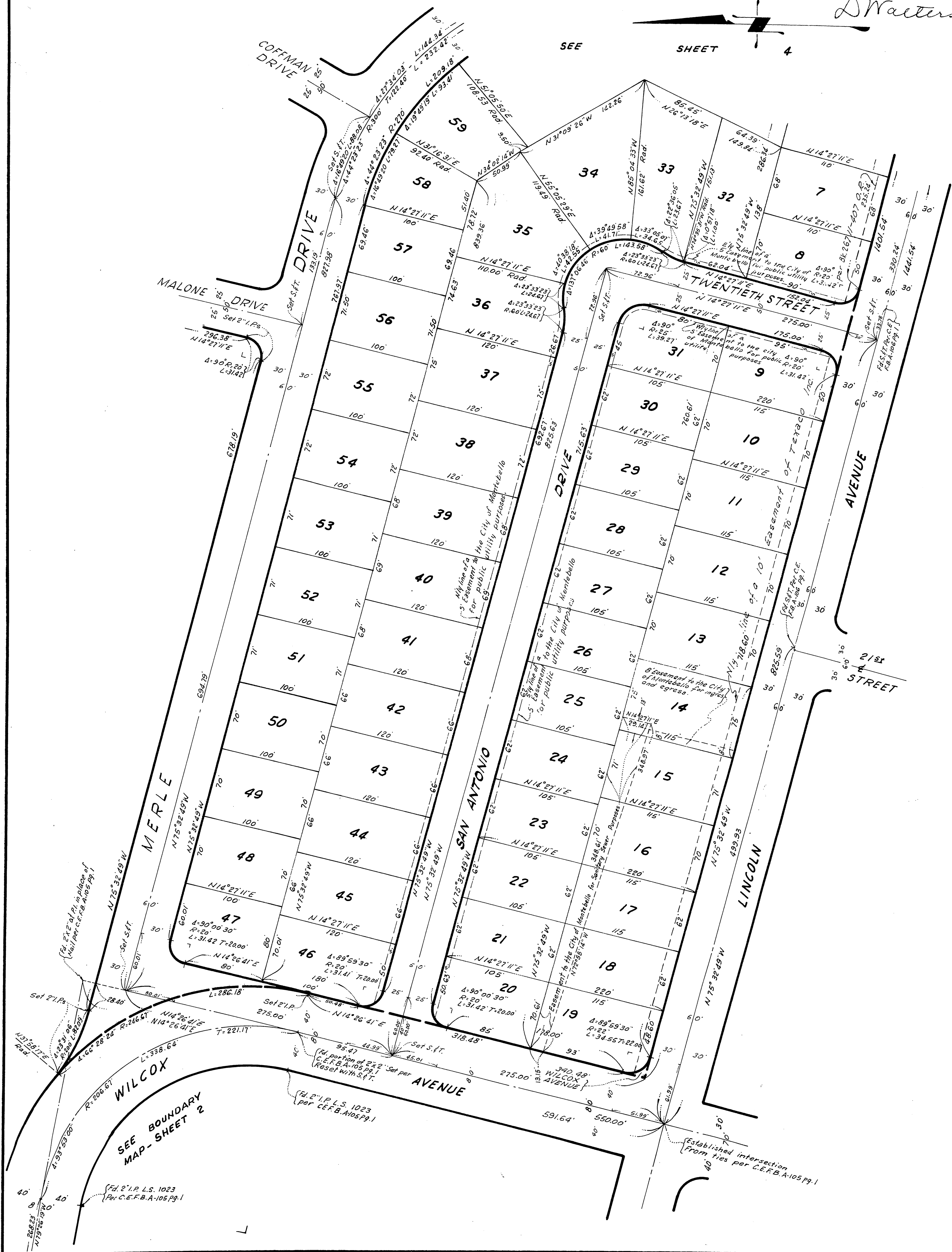
June 9, 1960
24 4 PM
657
44

D. Walters

SEE

SHEET

4



TRACT No. 24749

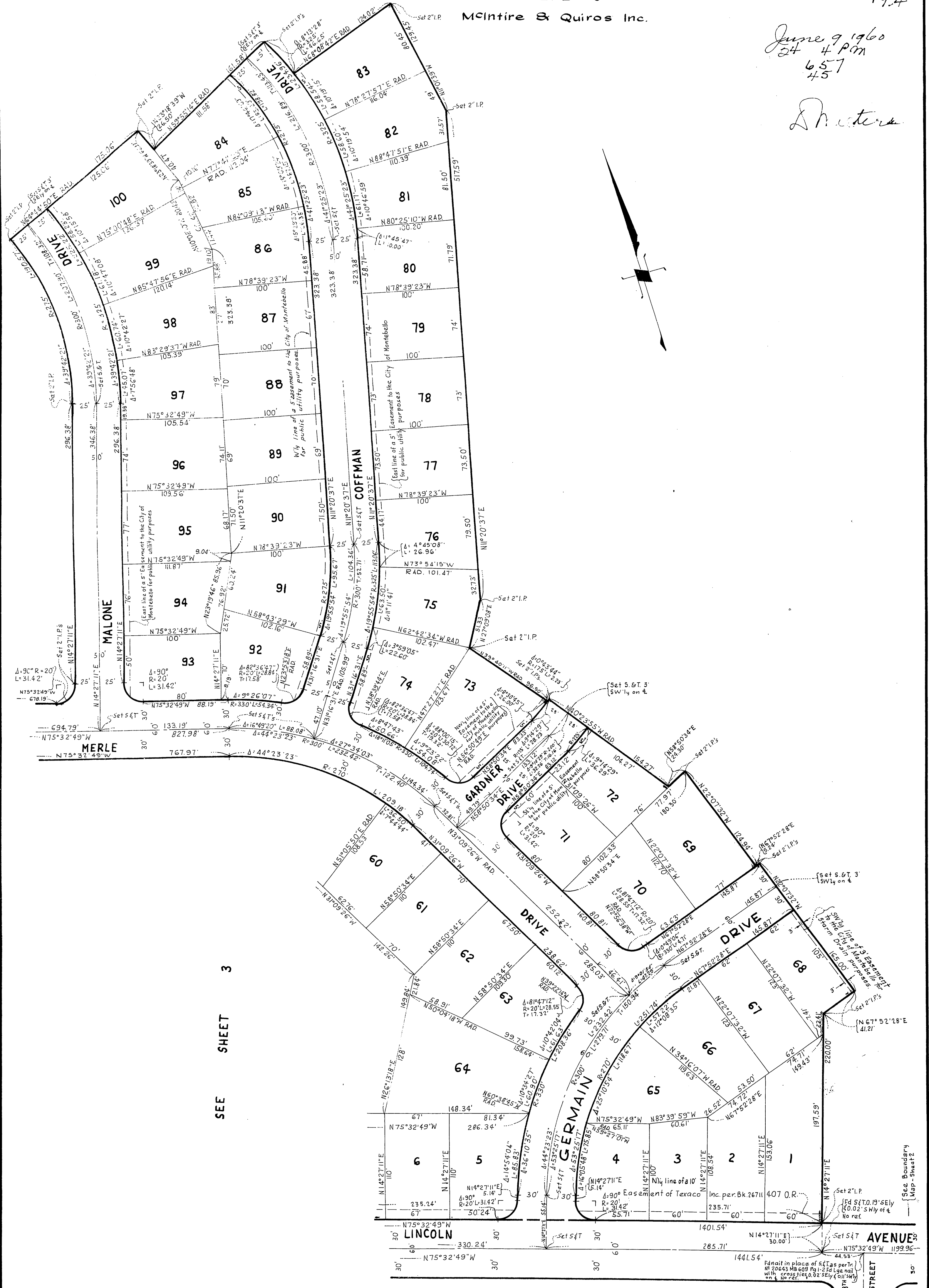
IN THE CITY OF MONTEBELLO

McIntire & Quiros Inc.

Pg. 4

June 9 1960
24 4 PM
657
45

Dr. McIntire



SEE SHEET 3

SEE BOUNDARY MAP - SHEET 2

TRACT No. 23953

IN THE CITY OF MONTEBELLO

BEING A SUBDIVISION OF A PORTION OF SEC. 2 & 3 T.2S., R.12W., IN THE
 REPETTO RANCHO, AS SHOWN ON MAP ACCOMPANYING THE DEED OF PARTITION
 BETWEEN HARRIS NEWMARK ET AL., RECORDED IN BOOK 759 PG 14 OF DEEDS IN
 THE COUNTY OF LOS ANGELES, CALIFORNIA, AS TO THAT PORTION OF SAID LAND LYING
 ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY, FROM THE SURFACE THEREOF.

MCINTIRE and QUIROS, INC.

RECORDED
 AT REQUEST OF OWNER
 JULY 19, 1960
 36 3 P.M.
 659
 24

[Signature]
 \$9.00

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map within the colored border lines, and we consent to the preparation and recordation of said map and subdivision and hereby dedicate to the public use all streets, highways and other public ways shown on said map within said subdivision. We also hereby to the City of Montebello the easements for public utility purposes over the strips of land as shown on said map.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map, consisting of 3 sheets, correctly represents a true and complete survey made under my supervision in April, 1960 that the monuments of the character and locations shown hereon will be in place within twelve months from the recording date of this map; that said monuments are sufficient to enable the survey to be readily retraced, and that tie notes to all centerline monuments shown hereon as set by me will be on file in the office of the City Engineer within twelve months from the recording date as shown hereon.

[Signature]
 Licensed Land Surveyor No 2602

Basis of Bearing:

The bearing N67°52'28"E of the centerline of GERMAIN DRIVE as shown on map of Tract No 24749 MB 657-42/45 was taken as the basis of bearings used on this map

All 2" I.P. set 12" below surface of ground

I hereby certify that I have examined this map, that it conforms substantially to the tentative map and all approved alterations thereof, that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with and that I am satisfied that this map is technically correct with respect to city records.

Dated: June 30, 1960

[Signature]
 City Engineer of the City of Montebello

CROSBY ESTATES, INC.
 A CORPORATION
 (OWNER)

[Signature]
 President

[Signature]
 Secretary

KERN OIL CALIFORNIA LIMITED

A CORPORATION

Present owners of the lessee interest under an oil and gas lease recorded in book 110 page 166 of Leases, and as amended and extended and superseded by oil and gas lease recorded in book 15204 page 106, Official Records.

[Signature]
 General Manager

I hereby certify that this map of Tract No 23953 is substantially in accord with tentative map of Tract No 24749 approved by the Montebello City Planning Commission on the 12th day of January, 1959

Dated: June 30, 1960

[Signature]
 Secretary of the Planning Commission
 City of Montebello

I hereby certify that the City Council of the City of Montebello by resolution No 6971 duly passed and adopted on the 11th day of July, 1960 approved the attached map of Tract No 23953 and accepted on behalf of the public the Avenues, Streets and Drives and easements shown on said map within said subdivision and herein offered for dedication.

Dated: July 12, 1960

[Signature]
 City Clerk, City of Montebello

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, a public corporation of the State of California, hereinafter in this certificate called "District" is the owner of and in possession of certain easements, rights of way and interests conveyed to said District by deed recorded May 5, 1953, in Book 41640, page 394, Official Records of Los Angeles County, California, the terms of which deed preclude the erection of buildings or structures on the easement area, and said District reserves to itself and its successors and assigns, all easements, rights of way and interests owned or possessed by said District within the subdivision herein mentioned, and said District, subject to the foregoing reservation, hereby consents to the making and recordation of the map and subdivision as shown within the colored border lines on said map, and to the dedication to the public use of the Avenues, Drives and Place shown on said map within said subdivision; it being further understood that the grade of the ground surface within said easement shall not be reduced to less than four (4) feet above the top of the District's pipe thereunder, and that no fill greater than ten (10) feet shall be placed on the surface of the ground within the area of such easement.

ATTEST:

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

[Signature]
 Executive Secretary

[Signature]
 General Manager and Chief Engineer

State of California } ss
 County of Los Angeles }

On this 22nd day of June, 1960, before me Paulina Jacobs, a Notary Public in and for said County and State, personally appeared Robert B. Diemer, known to me to be the General Manager and Chief Engineer, and A.L. Gram, known to me to be the Executive Secretary of The Metropolitan Water District of Southern California, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

My Commission Expires Aug. 25, 1961

[Signature]
 Notary Public
 Paulina Jacobs

State of California } ss
 County of Los Angeles }

On this 8th day of June, 1960, before me, Amelie B. HOME, a Notary Public in and for said County and State, personally appeared J. R. BOLKBA, known to me to be the President, and BLANCHE H. MARKS, known to me to be the Secretary of CROSBY ESTATES, INC. the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that said corporation executed the same.

My Commission Expires April 7, 1964

[Signature]
 Notary Public AMELIE B. HOME

State of California } ss
 County of Los Angeles }

On this 16th day of June, 1960, before me J.F. Nowatny, a Notary Public in and for said County and State, personally appeared R. J. Stephens, known to me to be the General Manager, and of KERN OIL CALIFORNIA, LIMITED the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that said corporation executed the same.

My Commission Expires Aug. 2, 1963

[Signature]
 Notary Public J.F. Nowatny

I hereby certify that I have examined this map, that it complies with applicable State law, and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.
 Dated: July 19, 1960

JOHN A. LAMBIE
 COUNTY ENGINEER
[Signature] Deputy

I hereby certify that a good and sufficient bond in the sum of \$5,050.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of Tract No. 23953 as required by law.

Gordon T. Nesvig, Clerk of the Board of Supervisors of the County of Los Angeles, State of California.
 By *[Signature]* Deputy

TRACT No. 23953

IN THE CITY OF MONTEBELLO

McIntire & Quiros Inc.

4640 PG.2

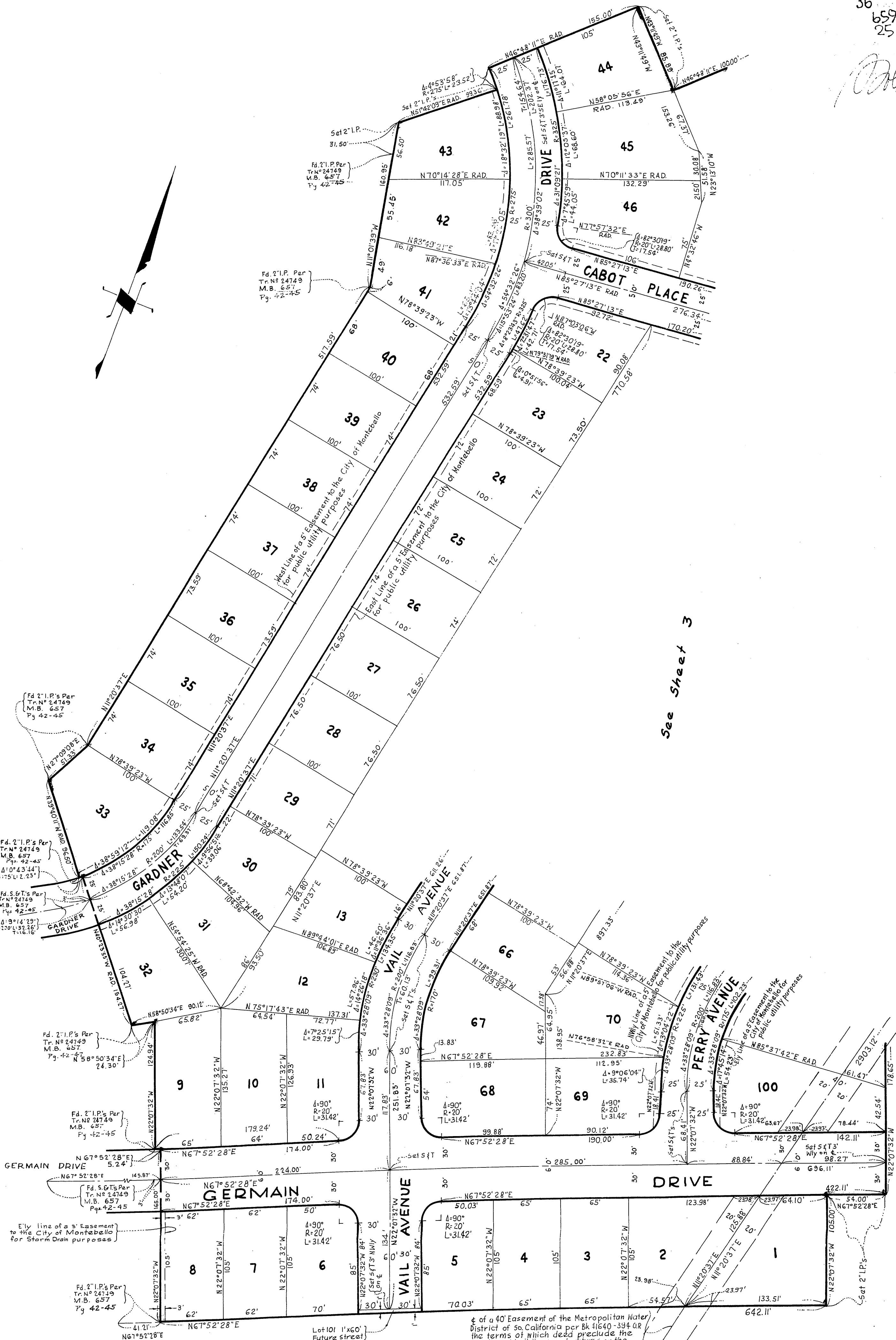
JULY 19, 1960

36 3 P.M.

659
25

Bohman

PURTY



See Sheet 3

of a 40' Easement of the Metropolitan Water District of So. California per Bk 41640-394 OR the terms of which deed preclude the

TRACT No. 23953

IN THE CITY OF MONTEBELLO

McIntire & Quiros Inc.

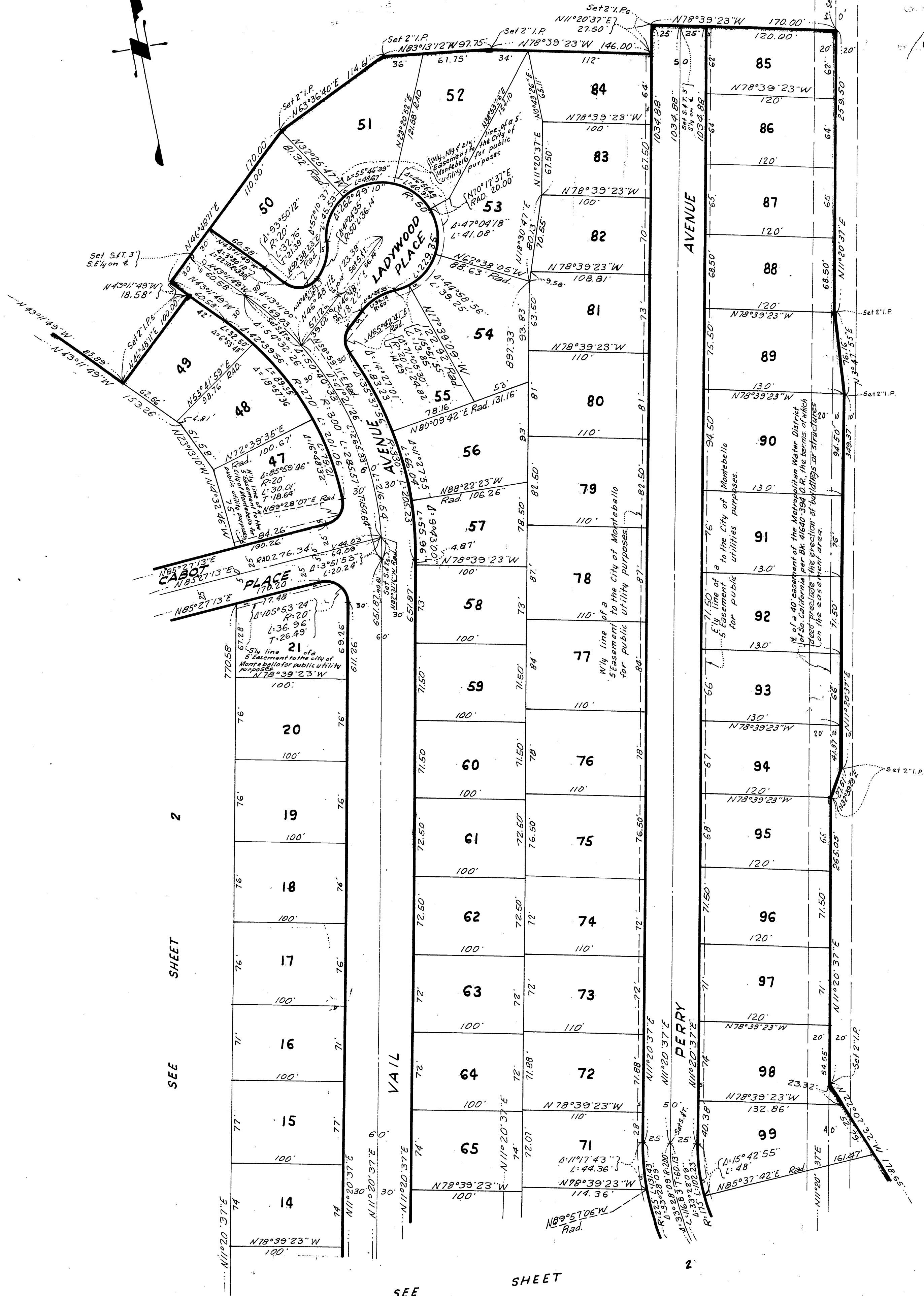
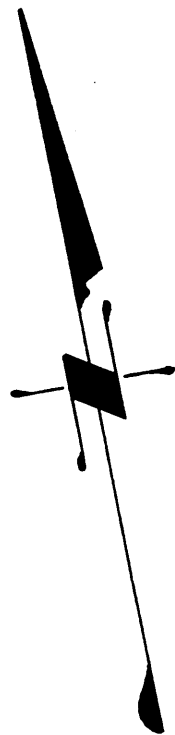
Southwesterly line of
Rancho La Merced P13-24

4040
P.3

RECORDED
AT REQUEST OF OWNER
JULY 19, 1960
36 MIN. 39 P.M.
IN BOOK 659
AT PAGE 26

OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.

Adm



SEE SHEET 2

SEE SHEET 2

TRACT No. 25255

In The City of Montebello

BEING A SUBDIVISION OF A PORTION OF SECTIONS 26-3-T-25, R.12W, IN THE REPETTO RANCHO, AS SHOWN ON MAP ACCOMPANYING THE DEED OF PARTITION BETWEEN HARRIS NEWMARK ET AL., RECORDED IN BOOK 759 PG.14 OF DEEDS IN THE COUNTY OF LOS ANGELES, CALIFORNIA, AS TO THAT PORTION OF SAID LAND LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY, FROM THE SURFACE THEREOF.

McIntire & Quiros, Inc.

RECORDED
AT REQUEST OF OWNER

Oct 16 1961

1 3 PM

IN BOOK 677

AT FILE 66

OF MAP RECORDS

LOS ANGELES COUNTY, CALIF.

RAY B. LEE

COUNTY RECORDER

BY *[Signature]* Deputy

1100

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map within the colored border lines and we consent to the preparation and recordation of said map and subdivision and hereby dedicate to the public use all avenues, streets, drives, and easements, shown on said map, within said subdivision. And we hereby grant and dedicate to the City of Montebello the easements for planting and public utility purposes over the strips of land so designated on said map. And we also hereby dedicate for public use for street purpose Lots 133, 134, 135, 136, 137 & 138 designated as future streets on said map within said subdivision reserving to ourselves for the use of ourselves and successive owners of said Lots 133, 134, 135, 136, 137 & 138 any and all ordinary uses of said lots except for the erection or construction of buildings thereon over said lots until such time as the legislative body shall accept the same for street purposes.

SIMON BUILDERS INC.
A CORPORATION*J.R. Bolker*
President*Blanche A. Marks*
SecretaryWILTON HOMES, INC.
A CORPORATION*J.R. Bolker*
President*Blanche A. Marks*
Secretary*Lucy Auerbach*
VICE PRESIDENT*Blanche A. Marks*
SECRETARY*J.R. Bolker*
President*Blanche A. Marks*
SecretaryWOODVIEW HOMES INC.
A CORPORATION*J.R. Bolker*
VICE President*Blanche A. Marks*
Secretary

MONTEBELLO UNIFIED SCHOOL DISTRICT OF LOS ANGELES COUNTY

John C. Whinnery
SUPERINTENDENT*P. E. Oglevie*
ASS'T SUPERINTENDENT

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, a public corporation of the State of California, hereinafter in this certificate called "District" is the owner of and in possession of certain easements, rights of way and interests conveyed to said District by deed recorded May 5, 1953, in Book 41640, page 394, Official Records of Los Angeles County, California, the terms of which deed preclude the erection of buildings or structures on the easement area and said District reserves to itself and its successors and assigns, all easements, rights of way and interests owned or possessed by said District within the subdivision herein mentioned and said District, subject to the foregoing reservation, hereby consents to the making and recordation of the map and subdivision as shown

within the colored border lines on said map and to the dedication to the public use of the Avenues, Drives and Place shown on said map within said subdivision; it being further understood that the grade of the ground surface within said easement shall not be reduced to less than four (4) feet above the top of the District's pipe thereunder, and that no fill greater than ten (10) feet shall be placed on the surface of the ground within the area of such easement.

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

ATTEST:

James J. Marguardt
Executive Secretary*Robert B. Diemer*
General Manager and Chief Engineer

State of California } ss
County of Los Angeles } ss
On this 22nd day of March 1961, before me Paulina Jacobs

a Notary Public in and for said County and State, personally appeared Robert B. Diemer, known to me to be the General Manager and Chief Engineer, and James J. Marguardt known to me to be the Executive Secretary of The Metropolitan Water District of Southern California, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

My Commission Expires August 25, 1961

Paulina Jacobs
Paulina Jacobs
Notary Public

KERN OIL CALIFORNIA LIMITED

A CORPORATION

as reserved in the deed from Kern Oil Company, a corporation, recorded in book D-68 page 255 Official Records.

R. J. Stephens
General Manager

I hereby certify that a good and sufficient bond in the sum of \$6,425.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of.....TRACT No. 25255.....as required by law.

Gordon T. Nesvig, Clerk of the Board of Supervisors
of the County of Los Angeles, State of California.By *[Signature]* Deputy

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map, consisting of 4 sheets, correctly represents a true and complete survey made under my supervision that the monuments of the character and locations shown hereon will be in place within twelve months from recording date of this map; that said monuments are sufficient to enable the survey to be readily retraced, and that tie notes to all centerline monuments shown hereon as set by me will be on file in the office of the City Engineer within twelve months from the recording date as shown hereon

[Signature]
Licensed Land Surveyor No 2602

Basis of Bearing:

The bearing N75°32'49"W of the C of MERLE DRIVE as shown on map of Tract No. 24749, M.B. 657-42/45 was taken as the basis of bearings used on this map.

All 2" I.P. set 12" below surface of ground.

I hereby certify that I have examined this map, that it conforms substantially to the tentative map and all approved alterations thereof, that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with and that I am satisfied that this map is technically correct with respect to city records.

Dated: Oct 9, 1961

[Signature]
City Engineer of the City of Montebello

I hereby certify that this map of Tract No. 25255 is substantially in accord with tentative map of Tract No. 25255 approved by the Montebello City Planning Commission on the 18th day of Sept. 1961.

Dated: Oct 10, 1961

[Signature]
Secretary of the Planning Commission
City of Montebello

I hereby certify that the City Council of the City of Montebello by resolution No 7257 duly passed and adopted on the 9 day of October, 1961, approved the attached map and accepted on behalf of the public the Avenues, Streets and Drives and easements shown on said map within said subdivision and herein offered for dedication, except Lots 133, 134, 135, 136, 137 & 138 designated as future streets were rejected under provisions of Sec. 11616 of the Subdivision Map Act of Business and Professions Code.

Dated: Oct 10, 1961

Charline Bott
City Clerk, City of Montebello

I hereby certify that all special assessments levied under the jurisdiction of the City of Montebello to which the lands included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated: Oct 10, 1961

[Signature]
Deputy City Treasurer, City of Montebello

State of California } ss
County of Los Angeles } ss
On this 25th day of January 1961, before me Amelie B. Home
a Notary Public in and for said County and State, personally appeared
J.R. Bolker known to me to be the President
and *Blanche A. Marks* known to me to be the Secretary
of Simon Builders Inc., Wilton Homes Inc., Wendy Homes Inc., the corporations that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporations therein named and acknowledged to me that said corporations executed the same.

My Commission Expires April 7, 1964

[Signature]
Notary Public
Amelie B. Home

State of California } ss
County of Los Angeles } ss
On this 25th day of January 1961, before me Amelie B. Home
a Notary Public in and for said County and State, personally appeared
J.R. Bolker known to me to be the Vice President
and *Blanche A. Marks* known to me to be the Secretary
of Woodview Homes, Inc., the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that said corporation executed the same.

My Commission Expires April 7, 1964

[Signature]
Notary Public
Amelie B. Home

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES } S.S.
ON THIS 17th DAY OF SEPTEMBER 1961, BEFORE ME AMELIE B. HOME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JENNIFER A. AUERBACH, KNOWN TO ME TO BE THE VICE PRESIDENT AND BLANCHE A. MARKS, KNOWN TO ME TO BE THE SECRETARY OF JILL HOMES, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES April 7, 1964

[Signature]
AMELIE B. HOME, NOTARY PUBLIC

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES } S.S.
ON THIS 17th DAY OF SEPTEMBER 1961, BEFORE ME OSCAR R. GUERRERO, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED R.J. STEPHENS, KNOWN TO ME TO BE THE GENERAL MANAGER OF KERN OIL CALIFORNIA, LIMITED THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES March 26, 1962

[Signature]
OSCAR R. GUERRERO, NOTARY PUBLIC

STATE OF CALIFORNIA } S.S.
County of Los Angeles } S.S.
On this 1st day of September 1961, before me Leona K. Madeira, a Notary Public in and for said County and State, personally appeared John C. Whinnery known to me to be the Superintendent and P. E. Oglevie known to me to be the Ass't Superintendent of The MONTEBELLO UNIFIED SCHOOL DISTRICT OF LOS ANGELES COUNTY, the School District that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the School District, and acknowledged to me that such School District executed the same.

My Commission Expires March 18, 1965

[Signature]
Leona K. Madeira
NOTARY PUBLIC
Leona K. Madeira

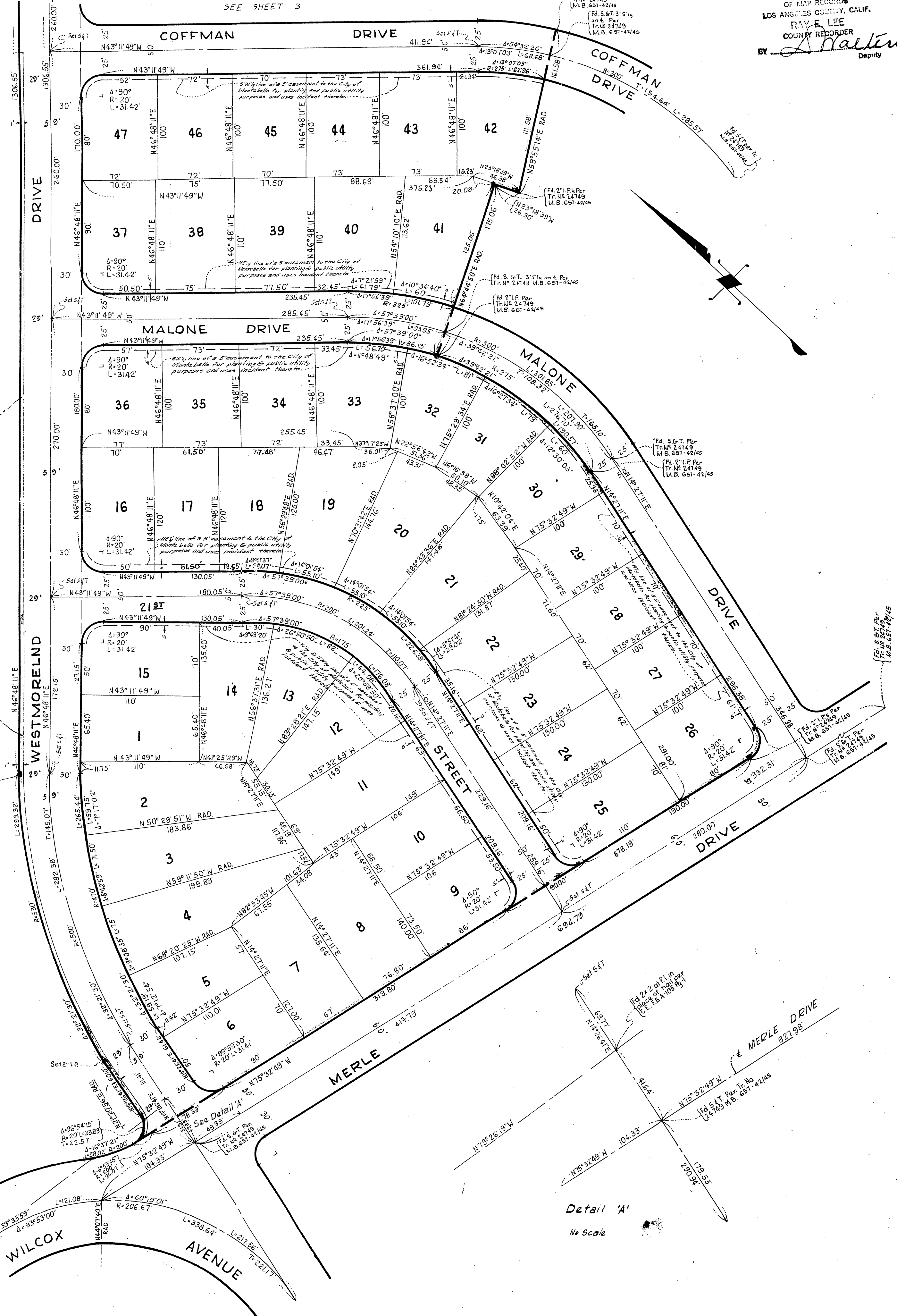
TRACT No. 25255

IN THE CITY OF MONTEBELLO

McIntire And Quiros Inc.

SEE SHEET 3

1007 P92
RECORDED
AT REQUEST OF OWNER
Oct. 16 1961
1 3 PM
IN BOOK 677
AT PAGE 67
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
RAY E LEE
COUNTY RECORDER
BY *[Signature]*
Deputy

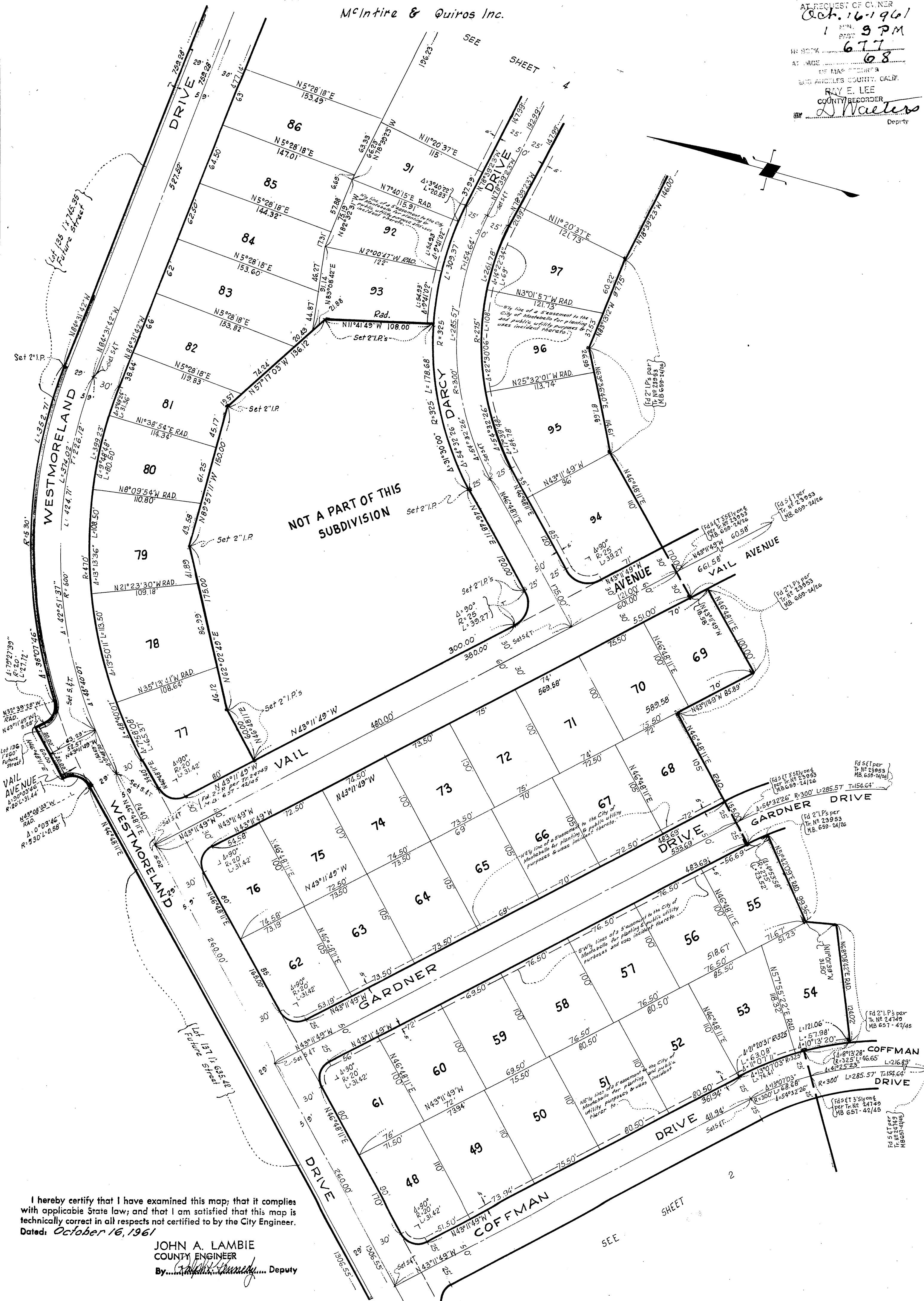


TRACT No. 25255

IN THE CITY OF MONTEBELLO

McIntire & Quiros Inc.

1007 Pg. 3
RECORDED
AT REQUEST OF OWNER
Oct. 16-1961
1 PM 9 PM
677
68
RAY E. LEE
COUNTY RECORDER
Deputy



I hereby certify that I have examined this map; that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.
Dated: October 16, 1961

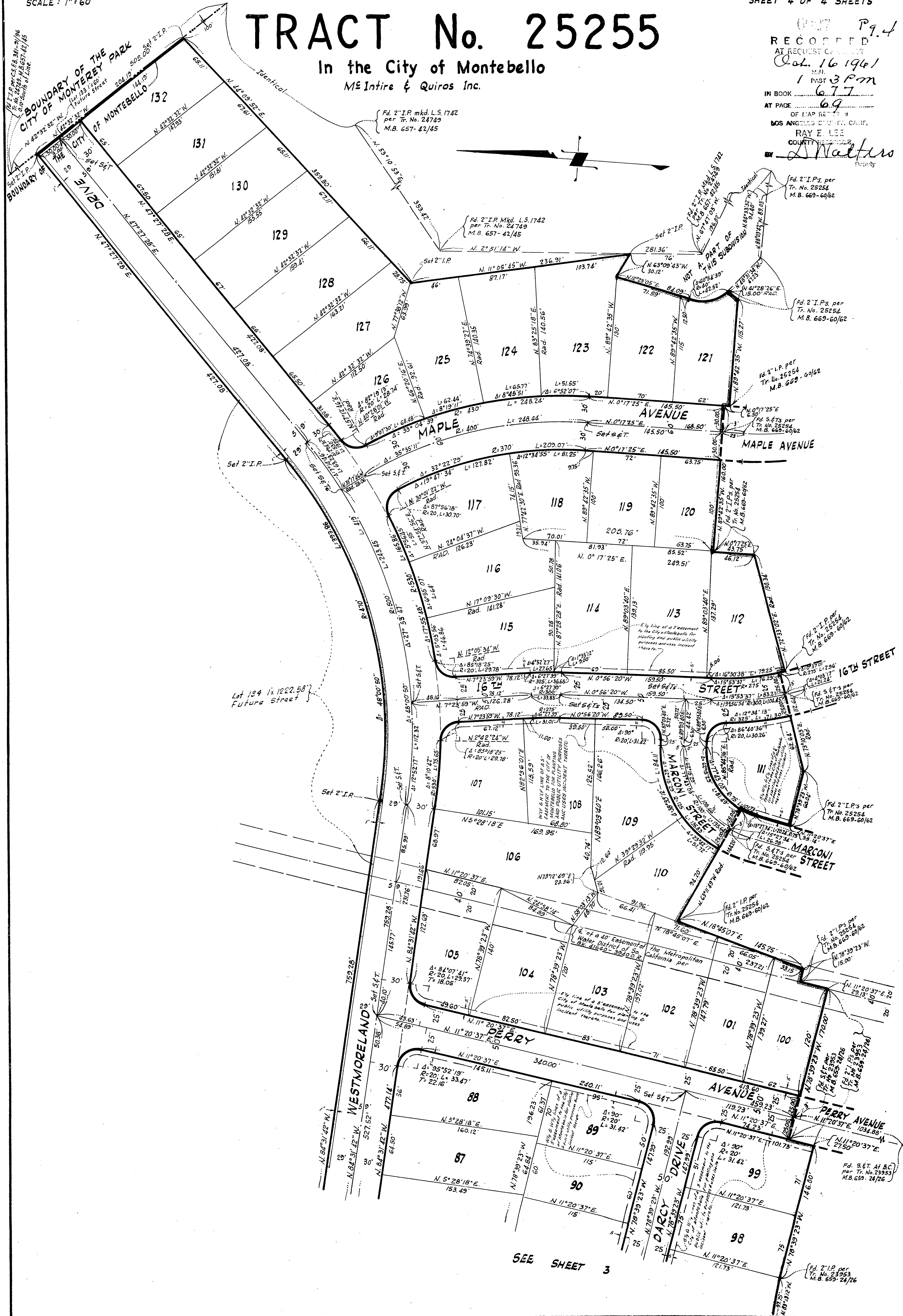
JOHN A. LAMBIE
COUNTY ENGINEER
By: [Signature] Deputy

TRACT No. 25255

In the City of Montebello

M&Intire & Quiros Inc.

RECORDED
AT REQUEST OF
Cal. 16 1941
1 PAST 3 PM
IN BOOK 677
AT PAGE 69
OF MAP RECORDED
LOS ANGELES COUNTY, CALIF.
RAY E. LEE
COUNTY CLERK
BY *Walters*



SEE SHEET 3

TRACT NO. 23057

IN THE CITY OF MONTEBELLO

BEING A SUBDIVISION OF PORTIONS OF LOTS 3 AND 4 OF LA MERCED HEIGHTS
AS RECORDED IN BOOK 28, PAGE 4 OF MAPS, RECORDS OF LOS ANGELES
COUNTY, STATE OF CALIFORNIA.

7040

RECORDED
AT REQUEST OF OWNER
OCT. 1, 1965
25 PAST 4 P.M.
IN BOOK 747
AT PAGE 96
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
RAY E. LEE
COUNTY RECORDER
BY *[Signature]* Deputy

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on this map within the colored border lines, and consent to the preparation and recording of said map and subdivision and hereby dedicate to public use the Avenue and Drive shown on this map.

We also grant to the City of Montebello, the easements for sanitary sewers, storm drain, slope and public utility purposes so designated on said map and all uses incident thereto, including the right to make connections therewith from any adjoining properties.

We also dedicate to the City of Montebello lots 15 and 16 in fee simple.

As a dedication to public use, while all of Paplar Avenue within this subdivision remains a public highway for such time only, we abandon all easements of ingress and egress to lots 3, 5, 10, 11, 12 and 14 so that the owners of lots abutting this highway during such time will have no rights of access whatever in the highway at such except the general easement of travel which belongs to the whole public. If any change of alignment or width of such highway results in the vacation of any part thereof, within

this subdivision, such vacation terminates the above dedication as to the part vacated.

DELHAM INVESTMENT COMPANY, INC.,

a corporation
(OWNER)

[Signature]
PRESIDENT

[Signature]
SECRETARY

RELIABLE ESCROW SERVICE CORPORATION,

a corporation
(TRUSTEE)

under deed of trust recorded in book 7-3330 page 461, official Record.

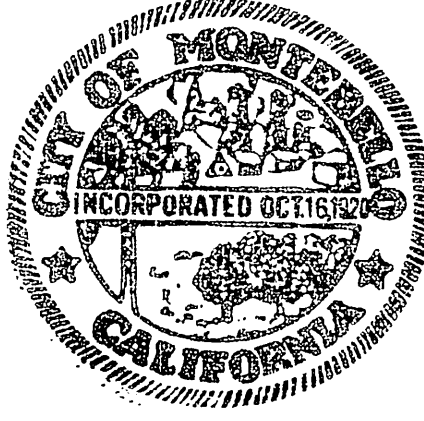
[Signature]
PRESIDENT

[Signature]
SECRETARY

I hereby certify that a good and sufficient bond in the sum of \$1,625.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of Tract No. 23057 as required by law.

Gordon T. Nesvig, Clerk of the Board of Supervisors
of the County of Los Angeles, State of California.

By *[Signature]* Deputy



State of California }
County of Los Angeles } s.s.

on this 25th day of FEBRUARY, 1965, before me the undersigned a Notary Public in and for said County and State, personally appeared A.A. DALESSANDRO, known to me to be the President, and BONJIE HAMASAKA, known to me to be the Secretary of DELHAM INVESTMENT COMPANY, INC., the corporation that executed the within instrument and known to me to be the person that executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same.

My commission expires
FEB. 11, 1968

[Signature]
CAROLYN L. WATERS
NOTARY PUBLIC
CAROLYN L. WATERS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

State of California }
County of Los Angeles } s.s.

on this 26th day of FEBRUARY, 1965, before me the undersigned a Notary Public in and for said County and State, personally appeared ANN MURRAY, known to me to be the President, and EDWARD F. BRAKER, known to me to be the Secretary of RELIABLE ESCROW SERVICE CORPORATION, the corporation that executed the within instrument and known to me to be the person that executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same as trustee.

My commission expires
OCT. 27, 1965

[Signature]
SYLVAN PAPOCK
NOTARY PUBLIC
SYLVAN PAPOCK
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

I hereby certify that I am a Licensed Surveyor of the State of California, that this map consisting of two sheets, correctly represents a true and complete survey made under my supervision during December 1964, that the monuments of the character and location shown hereon are or will be in place within 24 months from the recording date of this map, that said monuments are sufficient to enable the survey to be readily retraced and that tie notes to all center line monuments shown hereon as set by me will be on file in the office of the City Engineer within 24 months from the recording date shown hereon.

[Signature]
Eugene L. Richardson Jr.
Licensed Surveyor No. 2977

BASIS OF BEARINGS: The bearing N10°34'30"W as shown on the Waterbury boundary of Tract No. 24343 M.B. 640-40/42, was used as the basis of bearings shown on this map.

All 2" I.P.s. shown as set will be set 6" deep.
All S.W.E.T. shown as set will be set flush.

I hereby certify that I have examined this map, that it conforms substantially to the tentative map and all approved alterations thereof, that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with and that I am satisfied that this map is technically correct with respect to City records.

Dated: Sept. 22, 1965

[Signature]
John Lathrop
City Engineer of the City of Montebello

I hereby certify that this map of Tract No. 23057 is substantially in accord with tentative map of Tract No. 23057 approved by the Montebello City Planning Commission on the 19th day of October, 1964.

Dated: SEPT. 22, 1965

[Signature]
Malcolm C. Newell
Secretary of the Planning Commission
City of Montebello

I hereby certify that the City Council of the City of Montebello by resolution No. 8232 duly passed and adopted on the 27th day of September, 1965, approved the attached map and accepted on behalf of the public use the Avenue and Drive shown on said map within said subdivision and herein offered for dedication, and also accepted lots 15 and 16 in fee simple, and also accepted the easements for sanitary sewers, storm drains, slope, and public utility purposes, and the dedication of access rights were therein accepted.

Dated: September 28, 1965

[Signature]
Charlene Bott
City Clerk, City of Montebello

I hereby certify that all special assessments levied under the jurisdiction of the City of Montebello to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated: SEPT 22, 1965

[Signature]
Orthing L. Besset
City Treasurer, City of Montebello

I hereby certify that I have examined this map; that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.

Dated: October 1, 1965

JOHN A. LAMBIE
COUNTY ENGINEER
By *[Signature]* Deputy

The signatures of the present lessee under lease recorded 9.7.65 as instrument No. 2335 of Official Records, have been omitted as necessary parties to sign the map under the provisions of Section 11587 C. (1) of the Subdivision Map Act, in as much as such ownership does not include a right of entry on the surface of the land.

The signature of Southern California Edison Company, owners of a blanket easement as granted in deeds recorded in book 18432 page 62 and book 18394 page 293 of Official Records, has been omitted under provisions of Section 11587 a of the Subdivision Map Act, since the interest therein can never ripen into a fee and the signatures are not required by the governing body.

The signatures of the present owners of certain oil, gas, naphtha, petroleum and other mineral and kindred substances reserved in the deed recorded September 16, 1964 in book D-2627 page 972 of Official Records, have been omitted as necessary parties to sign the map under the provisions of Section 11587 C. (1) of the Subdivision Map Act, in as much as such ownership does not include a right of entry on the surface of the land.

The signatures of the present owners of certain oil, gas and other minerals, reserved in the deed recorded January 29, 1958 in book 56441 page 84 of Official Records, have been omitted as necessary parties to sign the map under the provisions of Section 11587 C. (1) of the Subdivision Map Act, in as much as such ownership does not include a right of entry on the surface of the land.

The signature of the Los Angeles County Flood Control District, easement holder as granted in deed recorded in Book D-1830, Page 750 of Official Records, has been omitted under provisions of Section 11587 a of the Subdivision Map Act since the interest therein can never ripen into a fee and the signature is not required by the governing body.

TRACT NO. 23057

IN THE CITY OF MONTEBELLO

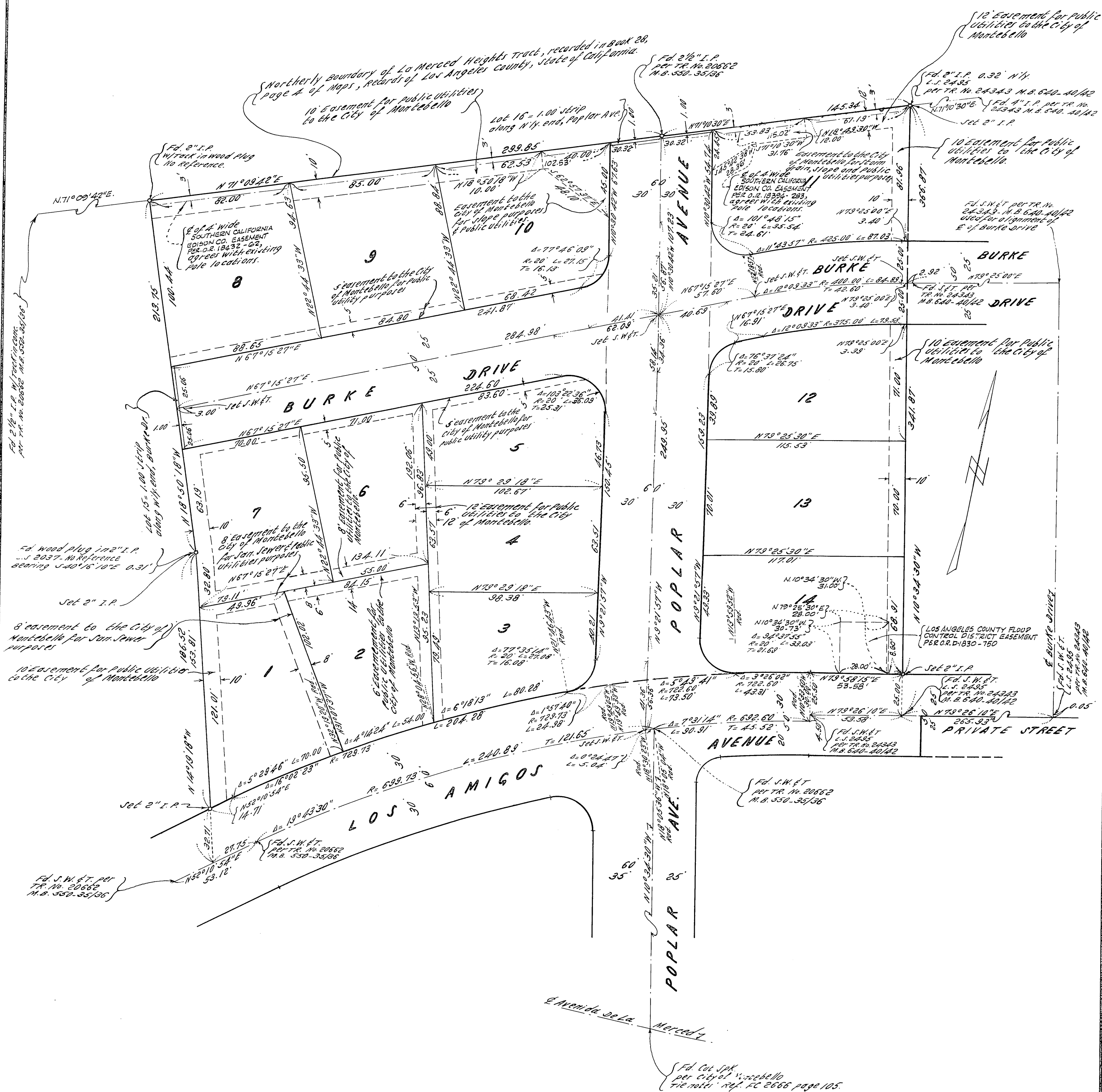
SCALE 1" = 40'

7010

RECORDED
AT REQUEST OF OWNER
OCT. 1, 1965
25 MIN. 4 P.M.
747
97
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
RAY E. LEE
COUNTY RECORDER
BY *[Signature]* Deputy

BASIS OF BEARINGS: The bearing N10°34'30"W as shown on the westerly boundary of Tract No. 24343 M.B. 640-40/42, was used as the basis of bearings shown on this map.

All 2" I.P.'s shown as set will be set 6" deep.
All S.W.F.T. shown as set will be set flush.



TRACT No. 27328

In The City of Montebello

BEING A SUBDIVISION OF A PORTION OF SECTIONS 2 and 3, T.2S, R.12W. IN THE REPETTO RANCHO, AS SHOWN ON MAP ACCOMPANYING THE DEED OF PARTITION BETWEEN HARRIS NEWMARK ET AL., RECORDED IN BOOK 759 PAGE 14 OF DEEDS IN THE COUNTY OF LOS ANGELES, CALIFORNIA, AS TO THAT PORTION OF SAID LAND LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY, FROM THE SURFACE THEREOF, AS SAID SURFACE EXISTED ON APRIL 11, 1960.

FILED
AT REQUEST OF OWNER
July 5, 1967
MIN.
20 PAST 4 PM
IN BOOK 764
AT PAGE 40
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
RAY E. LEE
COUNTY RECORDER
BY *[Signature]* Deputy #700

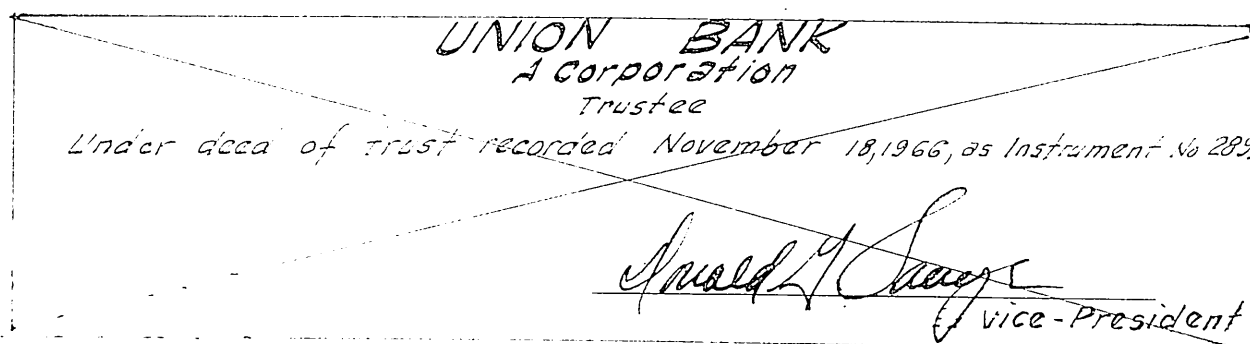
We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on this map within the colored border lines and we consent to the preparation and recordation of said map and subdivision and hereby dedicate to the public use all streets, highways and other public ways shown on said map.

We also hereby dedicate to the City of Montebello the easements for planting and public utilities purposes over the strips of lands shown on said map.

As a dedication to public use, while all of Darcy Drive adjacent to this subdivision remains a public highway for such time only, we hereby abandon all easements of ingress and egress to said Darcy Drive so that owners of Lots 7, 8, 9 and 10 abutting this highway during such time will have no rights of access what ever in the highway as such except the general easement of travel which belongs to the whole public. If any change of alignment or width of such highway results in the vacation of any part thereof adjacent to this subdivision, such vacation terminates the above dedication as to the part vacated.

BALDWIN BUILDERS
A Corporation
Owners

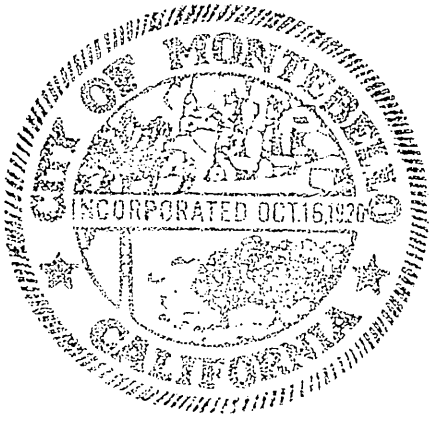
[Signature] James P. Baldwin
SECRETARY



I hereby certify that the City Council of the City of Montebello by resolution No. 8563 duly passed and adopted on the 12th day of June, 1967 approved the attached map and accepted on behalf of the public, the streets, highways and other public ways shown on said map and the easements for planting and public utilities purposes shown on said map within said subdivision and herein offered for dedication, and that the dedication of the abandonment of ingress and egress was thereby accepted on behalf of the public.

Dated 6-15-67

[Signature] Charlene Bott
City Clerk City of Montebello



VERDUGO SERVICE CORPORATION
A Corporation
Trustee

Deed of trust recorded in Book T-5376 Page 696, Official Records

[Signature] Donald P. Gill
President

[Signature] Marilyn Hewitt
Secretary

State of California } ss
County of Los Angeles

On this 28 day of June, 1967, before me NANCY L. KNEIDING a Notary Public in and for said County and State personally appeared DONALD P. GILL known to me to be the President and MARILYN HEWITT known to me to be the Secretary of VERDUGO SERVICE CORPORATION, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that said corporation executed the same as trustee.

My Commission Expires: FEB. 9, 1970

[Signature] Nancy L. Kneiding
Notary Public

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map, consisting of 2 sheets correctly represents a true and complete survey made under my supervision July, 1966; that the monuments of the character and locations shown hereon are in place or will be in place within twelve months from recording date of this map; that said monuments are sufficient to enable the survey to be readily retraced and that the notes to all centerline monuments shown hereon as set by me will be on file in the office of the City Engineer within twelve months from recording date as shown hereon.

[Signature]
Licensed Land Surveyor No. 2602

Basis of Bearing

The bearing N.43°11'49"E. of the centerline of VAIL AVE. as shown on map of Tract No. 25255 M.B. 677-66/69 was taken as the basis of bearings shown on this map.

I hereby certify that I have examined this map that it conforms substantially to the tentative map and all approved alterations thereof; that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with and that I am satisfied that this map is technically correct with respect to City records.

Dated: June 12, 1967

[Signature]
City Engineer of the City of Montebello

I hereby certify that this map of Tract No. 27328 is substantially in accordance with the tentative map of Tract No. 27328 approved by the Montebello City Planning Commission on the 20 day of June, 1966.

Dated: JUNE 12, 1967

[Signature]
Secretary of the Planning Commission
City of Montebello

~~I hereby certify that the City Council of the City of Montebello by resolution No. 8563 duly passed and adopted on the 12th day of June, 1967 approved the attached map and accepted on behalf of the public, the streets, highways and other public ways shown on said map and the easements for planting and public utilities purposes shown on said map within said subdivision and herein offered for dedication, and that the dedication of the abandonment of ingress and egress was thereby accepted on behalf of the public.~~

~~Dated: June 12, 1967~~

~~*[Signature]*
City Clerk City of Montebello~~

I hereby certify that all special assessments levied under the jurisdiction of the City of Montebello to which the lands included within the subdivision or any part thereof are subject to and which may be paid in full, have been paid.

Dated: 6-12-67

[Signature] Anthony L. Besset
City Treasurer City of Montebello

State of California } ss
County of Los Angeles

On this 6th day of DECEMBER 1966, before me RUTH FRASER a Notary Public in and for said County and State, personally appeared JAMES P. BALDWIN known to me to be the SECRETARY

of BALDWIN BUILDERS the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation therein named and acknowledged to me that said corporation executed the same

My Commission Expires JULY 29, 1970

[Signature] Ruth Fraser
Notary Public

State of California } ss
County of Los Angeles

On this 6th day of DECEMBER 1966, before me RUTH FRASER a Notary Public in and for said County and State, personally appeared DONALD G. SAVAGE known to me to be the President and MARILYN HEWITT known to me to be the Secretary

of VERDUGO SERVICE CORPORATION the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation therein named and acknowledged to me that said corporation executed the same, as trustee.

My Commission Expires JULY 29, 1970

[Signature] Ruth Fraser
Notary Public

Note:

A soils report was prepared by Albert R. Kleist R.C.E. 16351 on November 14, 1966.

TRACT No. 27328

In The City of Montebello

JUL 1, 1967

I hereby certify that a good and sufficient bond in the sum of \$1,925.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of Tract No. 27328 as required by law.

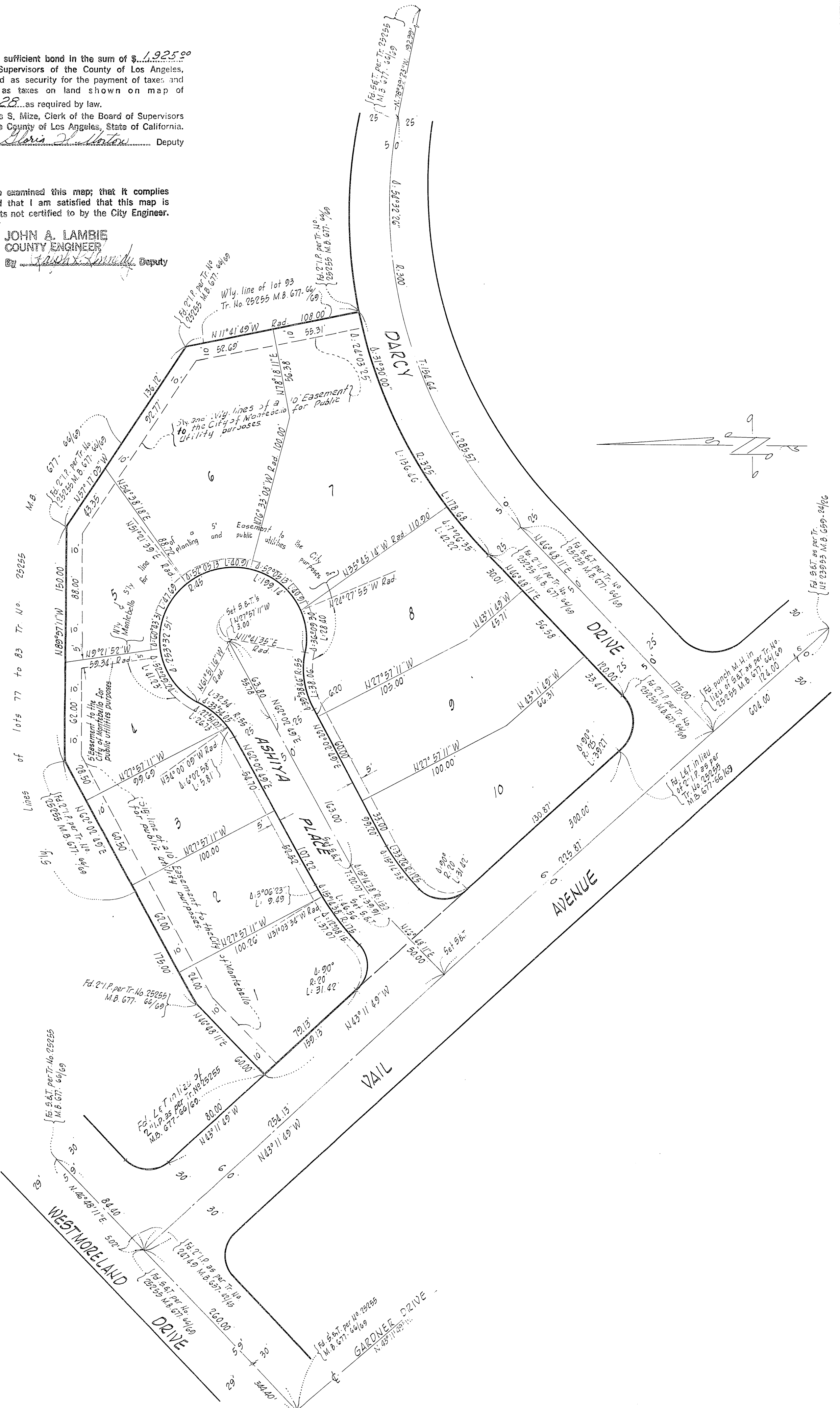
James S. Mize, Clerk of the Board of Supervisors
of the County of Los Angeles, State of California.

By Gloria S. Mize Deputy

I hereby certify that I have examined this map; that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.
Dated: July 5, 1967

JOHN A. LAMBIE
COUNTY ENGINEER

By John A. Lambie Deputy



TRACT No. 32310

In The City of Montebello, State of California

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH APPLICABLE STATE LAW; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.

DATE: Oct. 31, 1974

HARVEY T. BRANDT
COUNTY ENGINEER

BY William A. Haglund
DEPUTY

BEING A SUBDIVISION OF A PORTION OF SECTIONS 2 AND 3, T.2S., R.12W., IN THE REPETTO RANCHO, AS SHOWN ON MAP ACCOMPANYING THE DEED OF PARTITION BETWEEN HARRIS NEWMARK ET. AL., RECORDED IN BOOK 759, PAGE 14, OF DEEDS IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES

FILED
AT REQUEST OF OWNER
OCT. 31, 1974
27 MIN
PAST 3 PM

BOOK 850
PAGE 7
OF MAP BOOK
LOS ANGELES COUNTY, CALIF.

COUNTY RECORDER
BY D. L. Dunning
#900

"LIND & HILLERUD, INC."

We the undersigned, being all parties having any record title interest in the land covered by this map do hereby consent to the preparation and filing of said map, as shown within the blue colored border line, and we hereby offer for dedication to the public for street, storm drain, sanitary sewer and utility purposes: Maple Avenue, Vail Avenue, Taylor Avenue, Lincoln Avenue, Loma Road, Aldea Drive, El Camino, Salana Circle, and Cuesta Way. We also offer for dedication to the City of Montebello: the easements for planting and public utility purposes as shown on this map, the easements for public sanitary sewer purposes as shown on this map, the easements for public storm drain purposes as shown on this map, the easements for water utility purposes as shown on this map, the sanitary sewer system and appurtenances as shown on the improvement plans for this tract, the domestic water system and appurtenances as shown on the improvement plans for this tract, the storm drain system and appurtenances as shown on the improvement plans for this tract and all vehicular access rights to Lincoln Avenue, except at street intersections.

CONTINENTAL DEVELOPMENT OF CALIFORNIA, INC. a corporation
Owner and Lessee under oil and gas lease recorded in O.R. 15204-106
as amended by agreements recorded in O.R. 15232-200 and O.R. 16210-171

Rose - [Signature]
Vice President

[Signature]
Secretary

PACIFIC LIGHTING SERVICE COMPANY,
a corporation, individually and as successor by mergers
to Pacific Lighting Service and Supply Company, a corporation and to Pacific Lighting
Gas Supply Company, a corporation, easement holder per Book M4030-Page 371,
Book M4031, Page 575 and present owner of rights granted to Union Oil Company of California
by Deed recorded in Book D-67, Page 514, all of Official Records.

Pacific Lighting Service Company
by W. C. Mosteller
W.C. Mosteller - ATTORNEY IN FACT

CALIFORNIA BANKERS TRUST COMPANY,
a California Corporation, trustee for Monterey Park Land Corporation,
liquidating trust, owner

[Signature]
President

UNION BANK
a corporation, trustee under deeds of trust recorded June 3, 1974
as instruments No. 93 and No. 95.

Howard A. Shields
Vice President

John W. Bartlett
LOAN OFFICER

State of California) S.S.
County of Los Angeles)
On this 5th day of March, 1974 before me Audrey M. Stewart
a Notary Public in and for said State, personally appeared W.C. Mosteller,
known to me to be the person whose name is subscribed to the within
Instrument as Attorney-in-Fact of Pacific Lighting Service Company, a corporation,
successor to Pacific Lighting and Supply Company, a corporation and to Pacific Lighting Gas
Supply Company, a corporation, and acknowledged to me that he subscribed the
name of said corporation thereto as principal and his own name as
Attorney-in-Fact, as easement holder.

State of California) S.S.
County of Los Angeles)
On this 7th day of March, 1974 before me Mary J. Mull,
a Notary Public in and for said State, personally appeared Robert L. Bartlett,
known to me to be the Vice President and Peter F. McAndrews known
to me to be the Secretary of Continental Development of California,
Inc., the corporation that executed the within instrument and known to me
to be the persons who executed the within instrument on behalf of the corporation
herein named and acknowledged to me that such corporation executed the same.

Mary J. Mull

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map, consisting of 8 sheets, correctly represents a true and complete survey made under my supervision October, 1973; that the monuments of the character and locations shown hereon are in place or will be in place within twenty-four months from the filing date of this map; that said monuments are sufficient to enable the survey to be readily retraced and that tie notes to all centerline monuments shown as "to be set" will be on file in the office of the City Engineer within twenty-four months from the filing date shown hereon.

Wesley R. Lind
Registered Engineer - R.C.E. 1632
Wesley R. Lind

Basis of Bearing:
The bearing of N67°52'28"E of the centerline of Germain Drive as shown on Tract No. 25254, M.B. 669, Pages 60 to 63 was used as the basis of bearings shown on this map.

Monument Note:
All 2" I.P. shown as "to be set" will be set flush.

I, Michael D. Klipa, City Engineer of the City of Montebello, do hereby certify that I have examined this map and have found it to be substantially the same as the tentative map as filed, amended and approved by the Montebello Planning Commission and the City Council, that all provisions of the Subdivision Map Act and City Subdivision Regulations have been complied with and that I am satisfied said map is technically correct with respect to City records.

Dated this 14th day of JUNE 1974, M. D. Klipa
City Engineer

I, Florence P. Raines, City Clerk of the City of Montebello, do hereby certify that this map was presented for approval to the City Council of the City of Montebello at a regular meeting thereof held on the 23rd day of SEPT., 1974, and that thereupon said Council did by an order duly passed and entered, approved said map and did accept on behalf of the public, the offer of dedication for street, storm drain, sanitary sewer and utility purposes: Maple Avenue, Vail Avenue, Taylor Avenue, Lincoln Avenue, Loma Road, Aldea Drive, El Camino, Salana Circle, and Cuesta Way. And did also accept on behalf of the City of Montebello: the easements for planting and public utility purposes as dedicated, the easements for sanitary sewer purposes as dedicated, the easements for public storm drain purposes as dedicated, the easements for water utility purposes as dedicated, the sanitary sewer and appurtenances as dedicated, the domestic water system and appurtenances as dedicated, the storm drain system and appurtenances as dedicated, vehicular access rights as dedicated and did also approve subject tract map pursuant to the provisions of Section 11587(a) of the Subdivision Map Act.

Dated this 21st day of SEPTEMBER 1974, Florence P. Raines
Florence P. Raines, City Clerk

I hereby certify that all special assessments levied under the jurisdiction of the City of Montebello, to which the land included within this subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated Sept 30, 1974 Phillips J. Pace
City Treasurer of the City of Montebello

I, Terry Stambler, Secretary to the Planning Commission of the City of Montebello, do hereby certify that I have examined this map and found it to be substantially the same as the Tentative Map as filed, amended and approved by the Montebello Planning Commission.

Dated Sept. 27, 1974 Terry J. Stambler
Secretary to the Planning Commission

The signatures of Texaco Inc., formerly The Texas Company, easement holder by deed recorded in Book 26711, Page 407, a portion of said rights were quitclaimed by deed recorded in Book D634, Page 126 and by deed recorded in Book D2134, Page 683

, and San Gabriel Valley Water Company owner of an easement as disclosed by deed recorded in Book D1750 Page 261, Union Oil Company of California holders of easements and rights created by Book 51080, Page 121, The City of Montebello, owners of an easement as disclosed by deed recorded in Book D2609 Page 114, The Metropolitan Water District of California owner of easement as disclosed by deed recorded in Book 41640, Page 394

all of Official Records of Los Angeles County, have been omitted under the provisions of Section 11587, Subsection (a) of the Subdivision Map Act, their interests are such that they cannot ripen into a fee title and said signatures are not required by the governing body

Note: A soils report was prepared on April 4, 1974 by Sterling F. White, R.C.E. 108630; Duro Engineering Soil Report and Geology Report as required by State Codes.

FILED WITH LOS ANGELES
COUNTY RECORDER

Lucinda Wieder

1 I HEREBY CERTIFY THAT A GOOD AND VALID RECEIPT WAS
2 IN THE SUM OF \$ **32,525** FULLY PAID BY
3 BY THE BOARD OF SUPERVISORS OF THE COUNTY OF
4 LOS ANGELES, ITS OFFICE FILED WITH THE BOARD OF
5 COUNTY CLERK IN PAYMENT OF TAXES ON SPECIAL AS-
6 SEMENTS COLLECTED AS TAXES ON LANDS WITHIN SECTION
7 TRACT No. 32310 AS REQUIRED BY LAW.

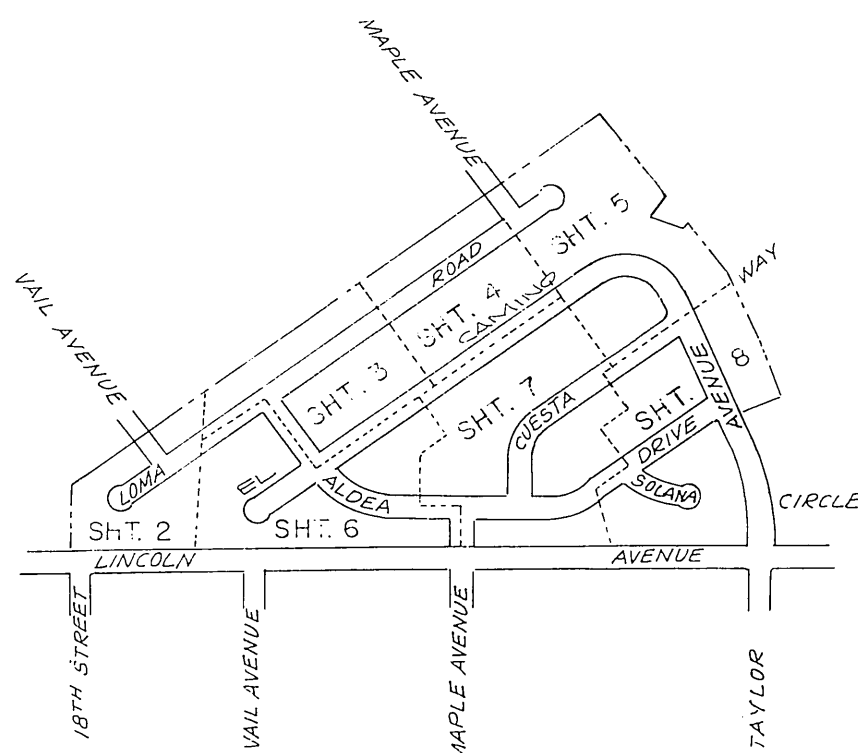
JAMES H. HALL, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Martha Barrera DEPUTY

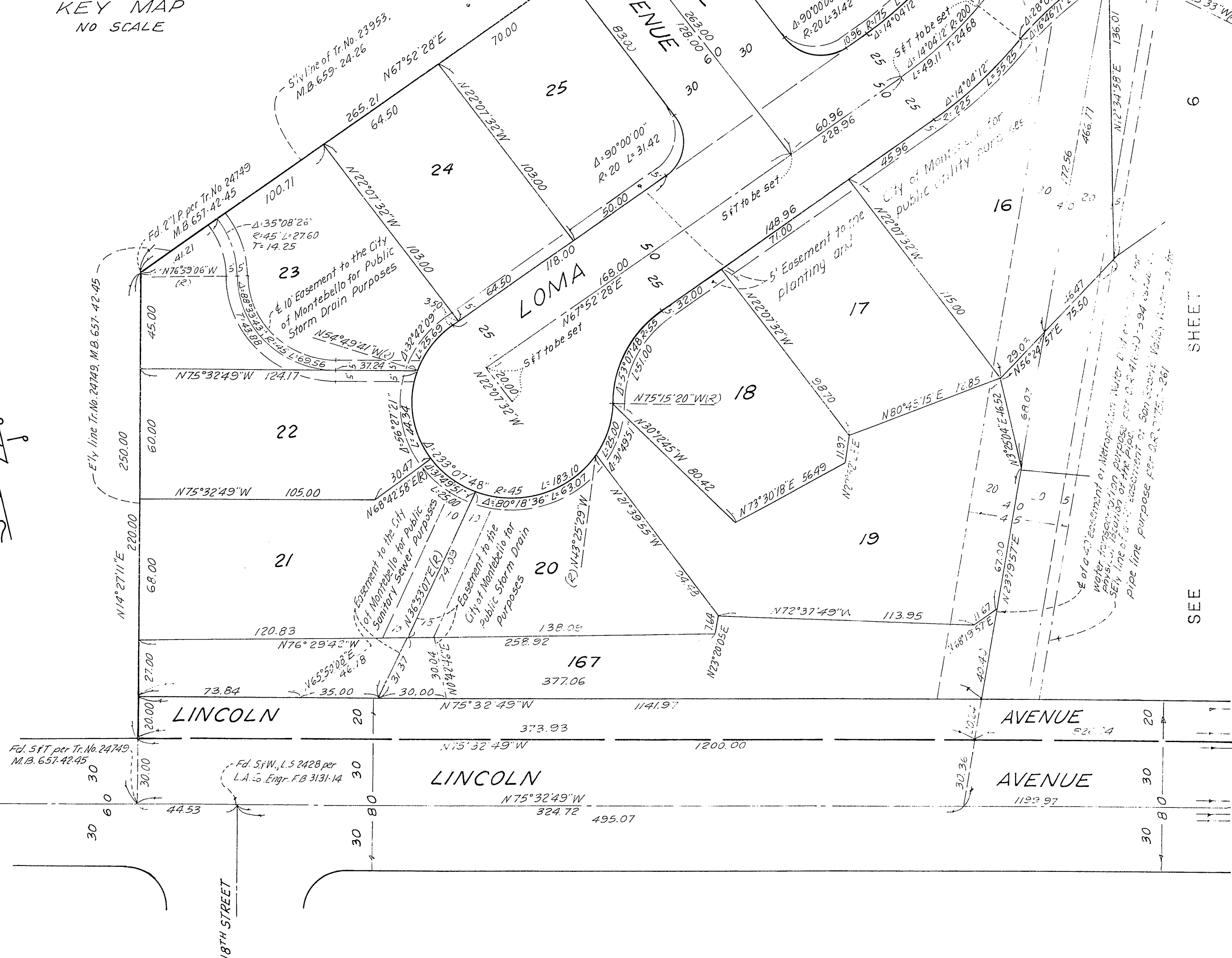
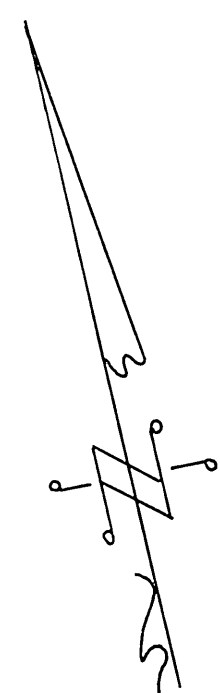
Los Angeles

29th day of July 1974 before me CAROL A. DVOREK a Notary Public in and for said State, personally appeared Howard A. Shields known to me to be the VICE - President and John W. Barthett known to me as the Loan Secretary of Union Bank, a corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation here in named and acknowledged to me that such corporation executed the same as trustee

Carol A. Dvorak



KEY MAP
NO SCALE



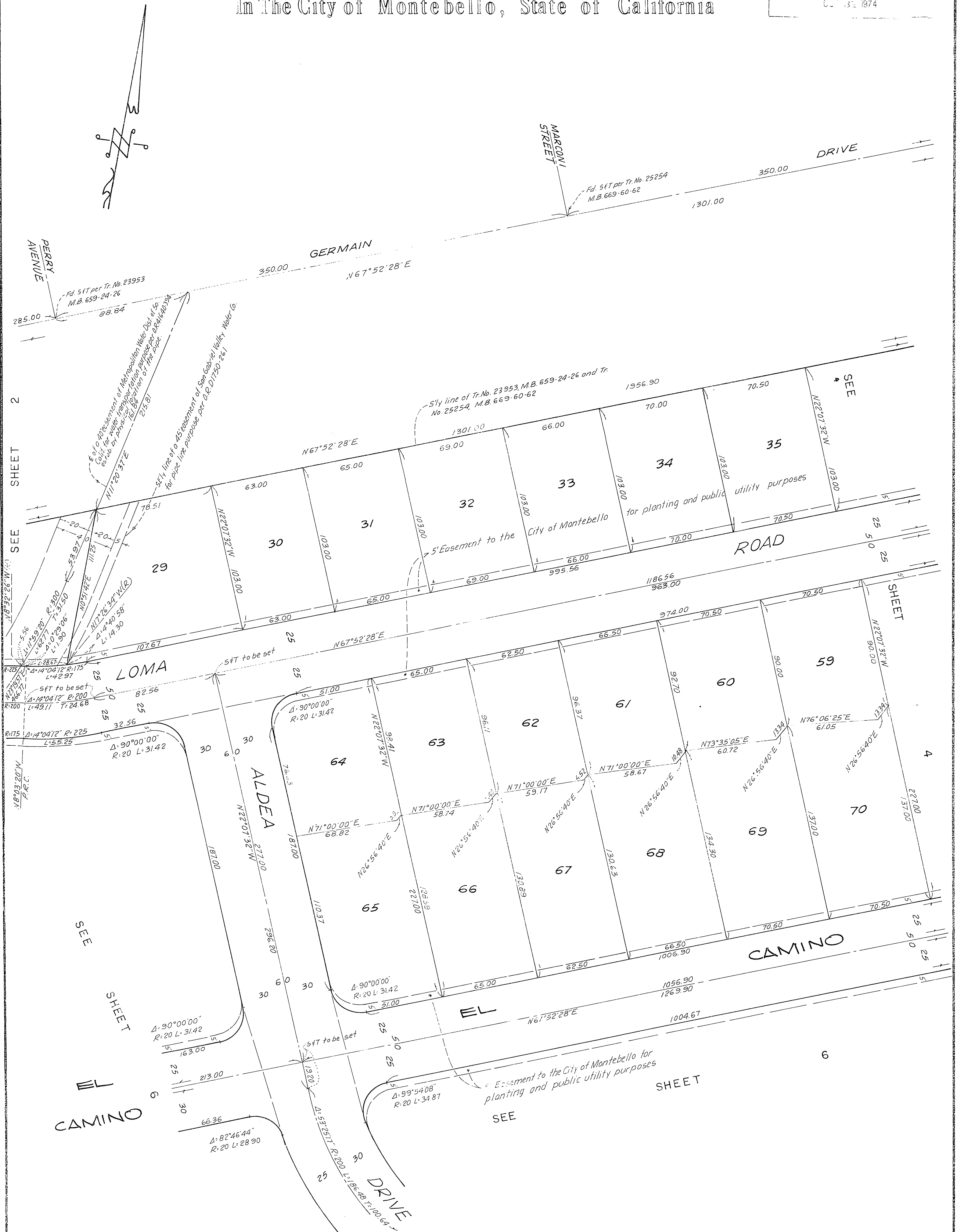
SCALE: 1" = 40'

SHEET 3 OF 8 SHEETS

TRACT No. 32310

In The City of Montebello, State of California

FILED IN LOS ANGELES
COUNTY RECORDER
OFFICE 1974

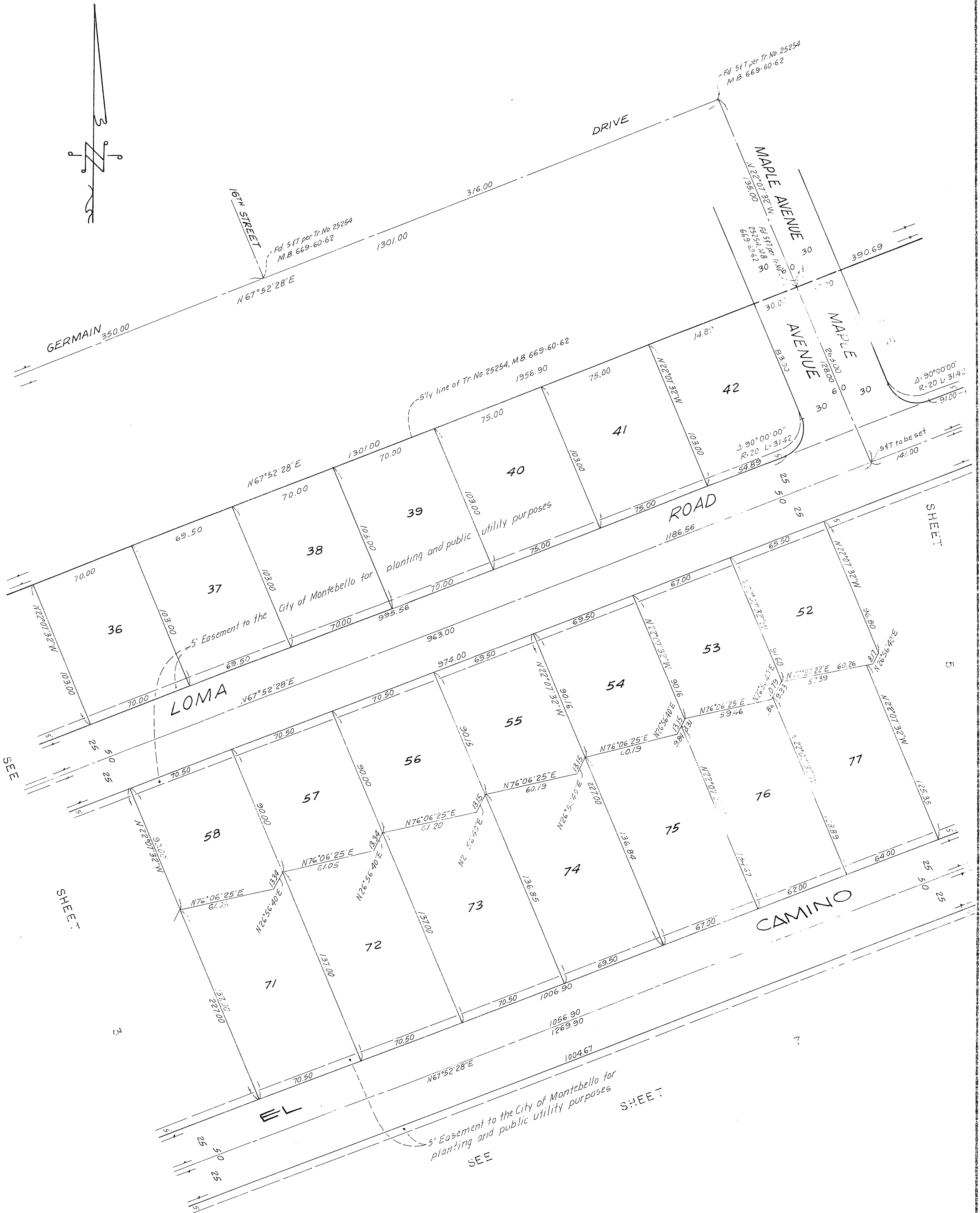


SCALE: 1" = 40'

TRACT No. 32310

In The City of Montebello, State of California

FILED WITH LOS ANGELES
COUNTY RECORDER
JUN 21 1974



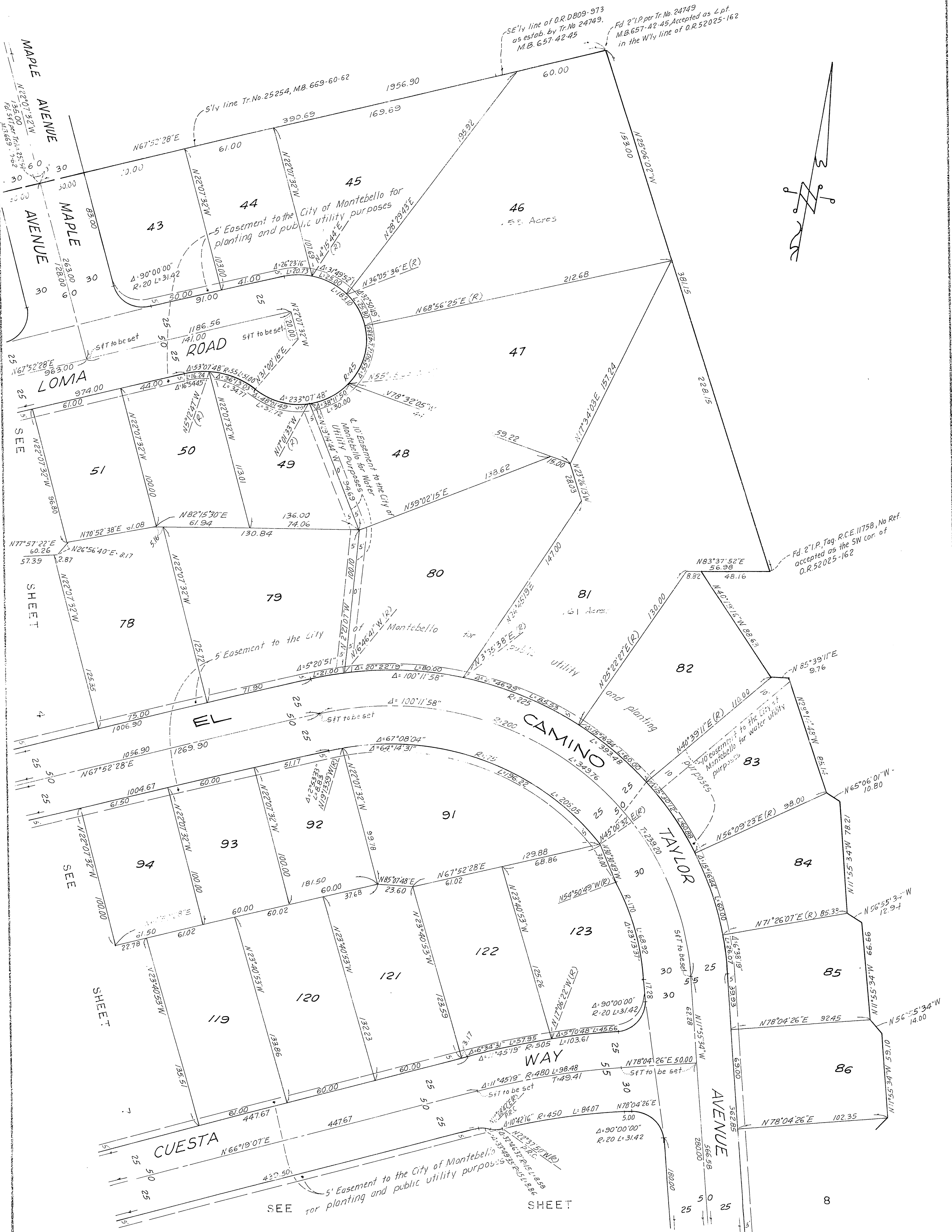
SCALE: 1" = 40'

SHEET 5 OF 8 SHEETS

TRACT No. 32310
In The City of Montebello, State of California

FILED WITH LOS ANGELES
COUNTY RECORDER

OCT 31 1974



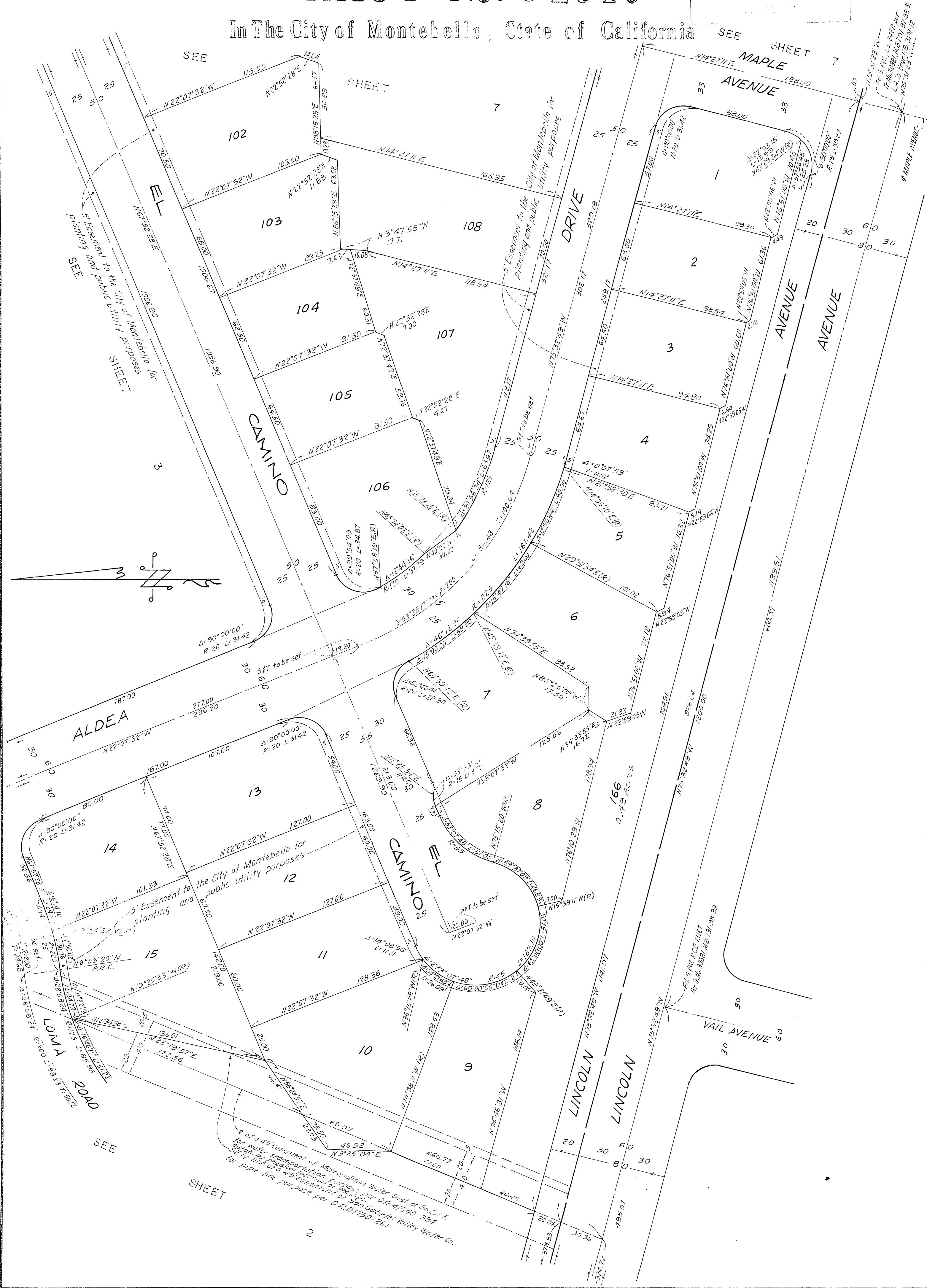
SCALE: 1" = 40'

SHEET 6 OF 8 SHEETS

TRACT No. 32310

FILED WITH LOS ANGELES
COUNTY RECORDER

In The City of Montebello, State of California

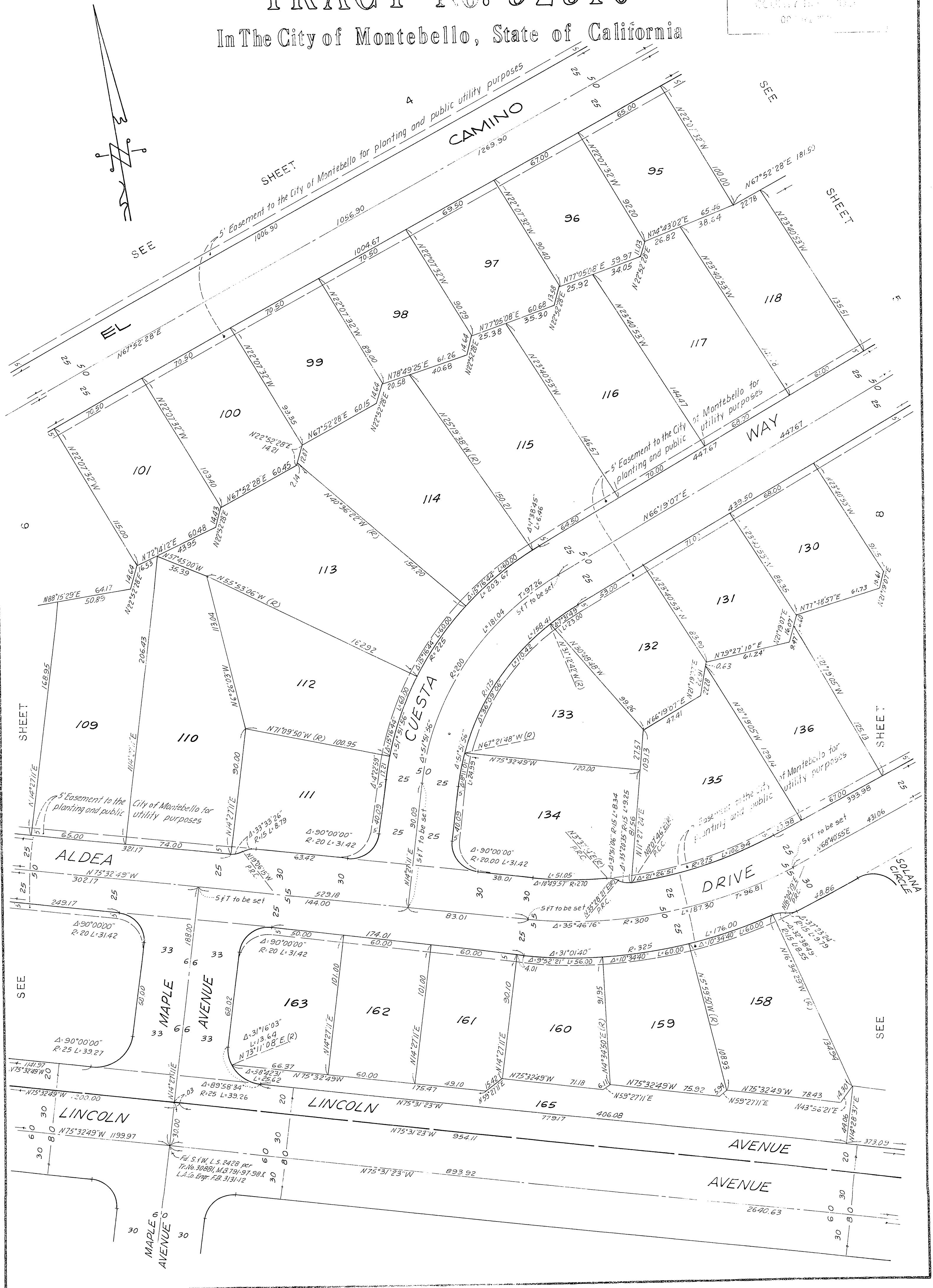


SCALE: 1" = 40'

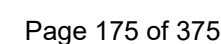
TRACT No. 32310

In The City of Montebello, State of California

FILED WITH LOS ANGELES
COUNTY RECORDER
OFFICE



1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525



TRACT NO. 36201

IN THE CITY OF MONTEBELLO, CALIFORNIA
BEING A SUBDIVISION OF PARCEL 4 AS SHOWN ON MAP FILED IN BOOK 38, PAGE 51 OF
PARCEL MAPS, AND LOTS 4 AND 8 OF TRACT NO. 23970 AS PER MAP
RECORDED IN BOOK 660, PAGES 63 AND 64 OF MAPS, RECORDS OF LOS ANGELES COUNTY,
STATE OF CALIFORNIA.

JULY, 1979

TRI-STATE ENGINEERING COMPANY

80-1241221

OWNERS CERTIFICATE

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map within the distinctive border lines, and we consent to the preparation and filing of said map and subdivision and we hereby dedicate to the public use all streets, highways, and other public ways shown on said map.

Phillip Pace
Phillip Pace

Phyllis M. Pace
Phyllis M. Pace

Raul Roy Rendon
Raul Roy Rendon

Alice Rendon
Alice Rendon

United California Bank, a California Corporation, Trustee under Deed of Trust recorded in Book T-7089 Page 838, Official Records.

Alex S. Campbell

Robert R. Hevey

ALEX S. CAMPBELL VICE PRESIDENT

ROBERT R. HEVEY ASST. VICE PRESIDENT

Jomar Investment Company, a California Corporation, Trustee under Deed of Trust recorded September 26, 1977, as Instrument No. 77-105957, Official Records.

(Name)

(Title)

(Name)

(Title)

Continental Auxiliary Company, a California Corporation, Trustee under Deed of Trust recorded March 15, 1977, as Instrument No. 77-263749, Official Records.

R.E. South
R.E. SOUTH ASST VICE PRES.

Blanche Harrison
BLANCHE HARRISON ASST. SECRETARY

Title Insurance and Trust Company, a Corporation, Trustee under Deed of Trust recorded in Book T7650 Page 902 and December 29, 1977 as Instrument No. 77-1434619, both of Official Records.

(Name)

(Title)

(Name)

(Title)

GARFIELD BANK, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED FEBRUARY 27, 1979 AS INSTRUMENT NO. 79-227432, AND SUBSTITUTED TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK T-7650 PAGE 902, BOTH OF OFFICIAL RECORDS

Walter E. Hemphill
WALTER E. HEMPHILL VICE PRES.

John A. Gabriel
JOHN A. GABRIEL PRESIDENT

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

On this 25th day of JAN., 1980, before me LOUISE V. GRAHAM, a Notary Public in and for said State personally appeared Phyllis M. Pace, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Louise V. Graham
Notary Public

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

On this 13th day of MAY, 1980, before me LOUISE V. GRAHAM, a Notary Public in and for said State personally appeared Phyllis M. Pace, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Louise V. Graham
Notary Public

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

On this 23rd day of JAN., 1980, before me LOUISE V. GRAHAM, a Notary Public in and for said State personally appeared Raul Roy Rendon, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that HE executed the same.

Louise V. Graham
Notary Public

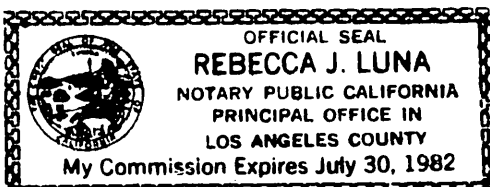
STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

On this 23rd day of JAN., 1980, before me LOUISE V. GRAHAM, a Notary Public in and for said State personally appeared Alice Rendon, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Louise V. Graham
Notary Public

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

On this 25th day of MARCH, 1980, before me REBECCA J. LUNA, a Notary Public in and for said State, personally appeared ALEX S. CAMPBELL known to me to be the President and ROBERT R. HEVEY known to me to be the ASST. VICE PRESIDENT Secretary of United California Bank, the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the Corporation herein named and acknowledged to me that such corporation executed the same as Trustee.



Rebecca J. Luna
Notary Public

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this final map, consisting of 4 sheets, is a true and complete survey as shown, and was made by me or under my direction July 1979; that the monuments of the character and locations shown hereon are in place or will be in place within twenty-four months from the filing date of this map; that said monuments are sufficient to enable the survey to be retraced and that the notes to the centerline monuments shown as to be set will be on file in the office of the City Engineer within twenty-four months from the filing date shown hereon.

Robert H. Baker

L.S. No. 2825

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined this map, that it conforms substantially to the tentative map and all approved alterations thereof; that all provisions of local subdivision ordinances of the City of Montebello applicable at the time of approval of the tentative map have been complied with and that I am satisfied that this map is technically correct with respect to City records.

Dated this 9th day of Dec., 1980.

Amador R. Chahin
City Engineer of Montebello

BASIS OF BEARINGS

The bearings shown hereon are based on the bearing N 80 07'19" E of the centerline of Los Amigos Avenue as shown on Tract No. 23970, M.B. 660/63-64.

MONUMENT NOTE

All 2" I.P. are set flush.

CITY TREASURER'S CERTIFICATE

I hereby certify that all special assessments levied under the jurisdiction of the City of Montebello to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated this 9th day of December, 1980.

Edna Torres
City Treasurer, City of Montebello

CITY CLERK'S CERTIFICATE

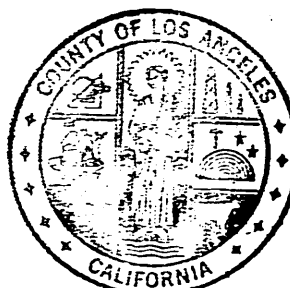
I hereby certify that the City Council of the City of Montebello at a meeting held 8 DECEMBER, 1980, approved the attached map and accepted on behalf of the public all streets, highways, and other public ways shown on said map, and herein offered for dedication.

Dated this 9th day of DECEMBER, 1980.

Andreas P. Lambro
City Clerk, City of Montebello

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.

DEC 10 1980
DATE BY Robert H. Baker
DEPUTY.



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

JAMES S. MIZE, EXECUTIVE OFFICER,
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

BY William J. Thompson DEPUTY.

TRACT NO. 36201
IN THE CITY OF MONTEBELLO, CALIFORNIA
BEING A SUBDIVISION OF PARCEL 4 AS SHOWN ON MAP FILED IN BOOK 38, PAGE 51 OF
PARCEL MAPS, AND LOTS 4 AND 8 OF TRACT NO. 23970 AS PER MAP
RECORDED IN BOOK 660, PAGES 63 AND 64 OF MAPS, RECORDS OF LOS ANGELES COUNTY,
STATE OF CALIFORNIA.

JULY, 1979

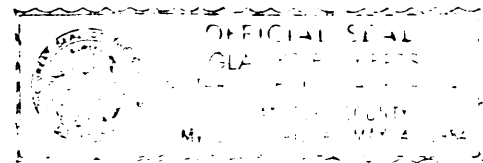
TRI-STATE ENGINEERING COMPANY

OWNER'S CERTIFICATE
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS
INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE
DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND
FILING OF SAID MAP AND SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC
USE ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

FILED WITH LOS ANGELES
REGISTERED RECORDER
DEC 10 1980

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 14TH day of August, 1980 before me Clody Folkerts,
a Notary Public in and for said State, personally appeared R. E. South
known to me to be the Assistant Vice President
and Bleasche Harrison known to me to be the Assistant
Secretary of Continental Auxiliary Company, the Corporation that executed the within
instrument and known to me to be the persons who executed the within instrument on behalf
of the Corporation herein named and acknowledged to me that such corporation executed
the same as Trustee.



Clody Folkerts
Notary Public

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this _____ day of _____, 1979, before me _____,
a Notary Public in and for said State, personally appeared _____
known to me to be the _____ President
and _____ known to me to be the _____
Secretary of Jomar Investment Company, the Corporation that executed the within instrument
and known to me to be the persons who executed the within instrument on behalf of the
Corporation herein named and acknowledged to me that such corporation executed the same
as Trustee.

Notary Public

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this _____ day of _____, 1979, before me _____,
a Notary Public in and for said State, personally appeared _____
known to me to be the _____ President
and _____ known to me to be the _____
Secretary of Title Insurance & Trust Co., the Corporation that executed the within instrument
and known to me to be the persons who executed the within instrument on behalf of the
Corporation herein named and acknowledged to me that such corporation executed the same
as Trustee.

Notary Public

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 23RD day of May, 1980, before me the undersigned, a
Notary Public in and for said State, personally appeared John A. Beckel
known to me to be the _____ President
and Wally P. Thompson known to me to be the Vice President
of Garfield Bank, the Corporation that executed the within instrument and known
to me to be the persons who executed the within instrument on behalf of the Corporation
herein named and acknowledged to me that such corporation executed the same as Trustee.

Sandra A. Lanks
Notary Public

the signatures of Argo Petroleum Corporation, a corporation and/or their successors
in interest, lessees under oil, gas or other hydrocarbons or minerals lease recorded
October 9, 1975 as instrument No. 609 in Book M 5135 Page 313 of official
records of Los Angeles county have been omitted under the provisions of section
66436 subsection (c)(3) of the subdivision map act.

the Union Oil Company of California, a corporation, easement holder for access, oil and gas wells and
pipe lines as retained under oil and gas lease recorded in Book 109, page 194 of leases as
modified and defined by deed recorded in Book 15644, page 151 official records, both records
of Los Angeles county, (said easement is blanket in nature) has been omitted as a necessary
party to sign the map under the provisions of section 66436 subsection (c)(1) of the subdivision map
act, their interest is such that it cannot ripen into a fee title and said signature is not required
by the local agency.

the Standard Oil Company of California, a corporation, easement holder for subsurface rights of way as
retained under oil and gas lease recorded in Book M 1909, page 187, official records, said lease in
all other respects having been terminated as said land by surrender recorded in Book R-2745,
page 369, official records, both records of Los Angeles county, has been omitted as a necessary
party to sign the map under the provisions of section 66436 subsection (c)(1) of the
subdivision map act, their interest is such that it cannot ripen into a fee title, and said
signature is not required by the local agency.

the signatures of Kathryn B. Toll, Gates W. Burrows and Lucinda G. Burrows and/or their
successors in interest, owners of oil, gas or other hydrocarbons or minerals reserved
in the deeds recorded December 23, 1954 in Book 46455, page 129 and March 10, 1955
in Book 47144, page 227, both official records of Los Angeles county have been omitted
under the provisions of section 66436 subsection (c)(3) of the subdivision map act.

the Pacific telephone and telegraph company, a corporation, easement holder for public
utility purposes, granted in deed recorded January 23, 1961 in Book D 1100, page 405,
official records, granted in deed recorded March 4, 1965 in Book 2820, page 786,
official records, both records of Los Angeles county, has been omitted as a necessary
party to sign the map under the provisions of section 66436 subsection (c)(1) of the
subdivision map act, their interest is such that it cannot ripen into a fee title and
said signature is not required by the local agency.

Southern California Edison Company, a corporation, successor in interest to Southern
California Edison Company, Ltd., easement holder for public utility purposes, granted
in deed recorded May 9, 1941 in Book 18432, page 62, official records of Los
Angeles county has been omitted as a necessary party to sign the map
under the provisions of section 66436 subsection (c)(1) of the subdivision
map act, their interest is such that it cannot ripen into a fee title and said
signature is not required by the local agency.

City of Montebello, a municipal corporation, easement holder, as shown upon and
dedicated on the map of tract No. 23970 in Book 660 pages 63 and 64 of
maps, has been omitted as a necessary party to sign the map under the
provisions of section 66436 subsection (c)(1) of the subdivision map
act, their interest is such that it cannot ripen into a fee title and
said signature is not required by the local agency.

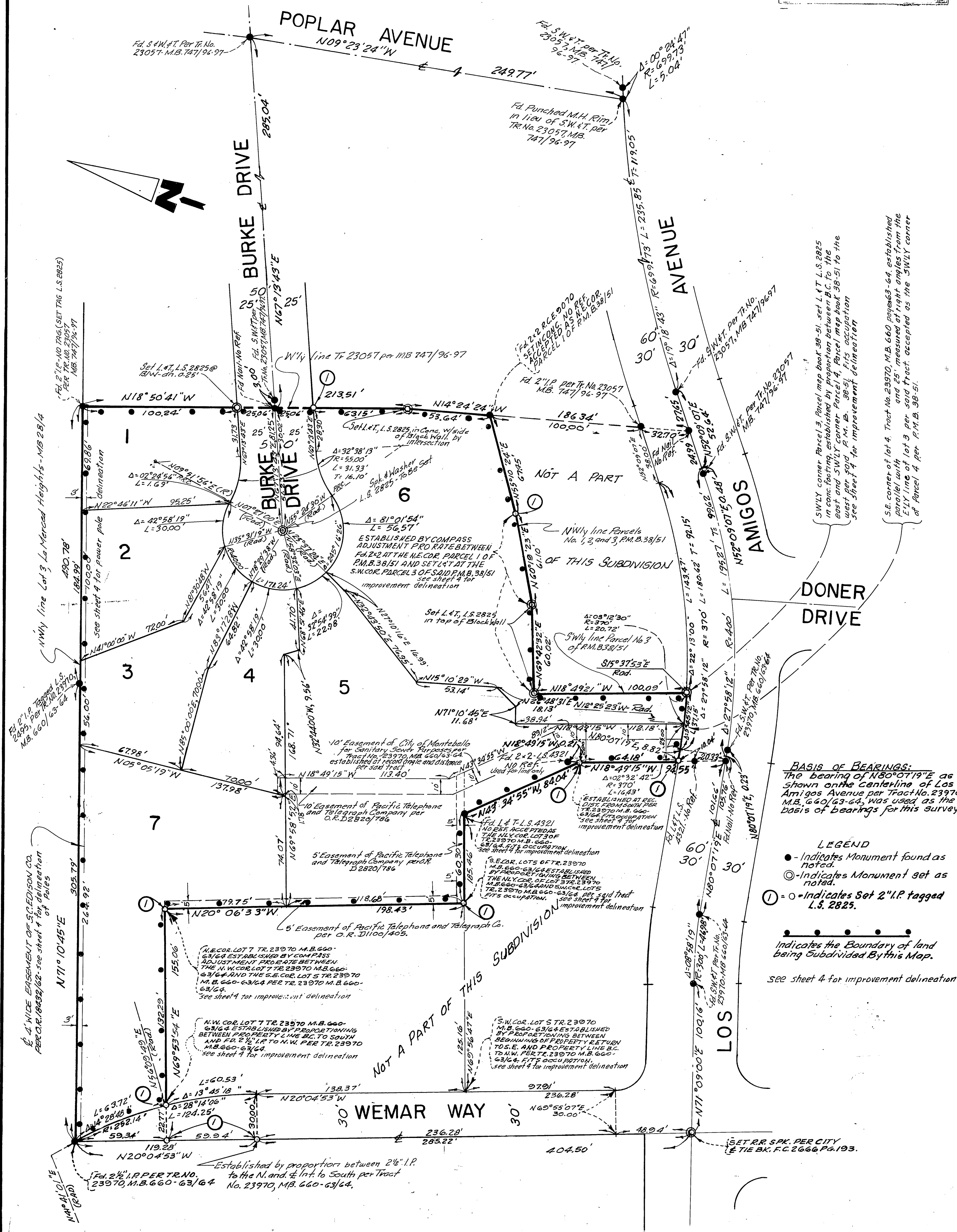
IN THE CITY OF MONTEBELLO, CALIFORNIA

BEING A SUBDIVISION OF PARCEL 4 AS SHOWN ON MAP FILED IN BOOK 38, PAGE 51 OF
PARCEL MAPS, AND LOTS 4 AND 8 OF TRACT NO. 23970 AS PER MAP
RECORDED IN BOOK 660, PAGES 63 AND 64 OF MAPS, RECORDS OF LOS ANGELES COUNTY,
STATE OF CALIFORNIA.

JULY, 1979

TRI-STATE ENGINEERING COMPANY

FILED WITH LOS ANGELES
REGISTRY NUMBER
DEC 20 1980



SCALE 1" = 40'

SHEET 4 OF 4 SHEETS

TRACT NO. 36201

IN THE CITY OF MONTEBELLO, CALIFORNIA

BEING A SUBDIVISION OF PARCEL 4 AS SHOWN ON MAP FILED IN BOOK 38, PAGE 51 OF
PARCEL MAPS AND LOTS 4 AND 8 OF TRACT 23970 AS PER MAP RECORDED IN BOOK
660, PAGES 63 AND 64 OF MAPS, RECORDS OF LOS ANGELES COUNTY,
STATE OF CALIFORNIA.

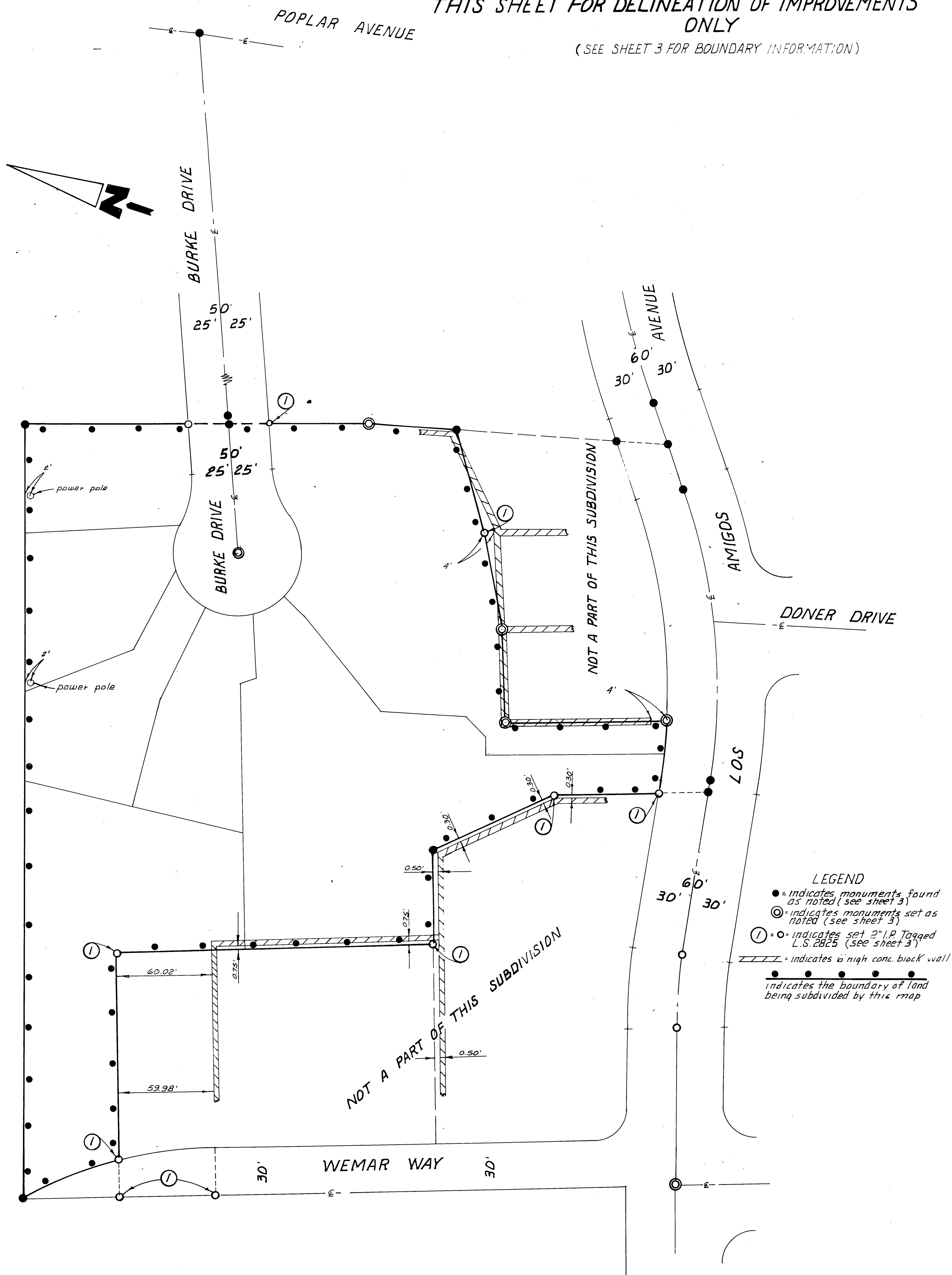
JULY 1979

TRI-STATE ENGINEERING COMPANY

FILED WITH LOS ANGELES
REGISTRY RECORDER
DEC 20 1961

THIS SHEET FOR DELINEATION OF IMPROVEMENTS
ONLY

(SEE SHEET 3 FOR BOUNDARY INFORMATION)



RETIES

Los Angeles

Room 144 — 1540 Alcazar Street

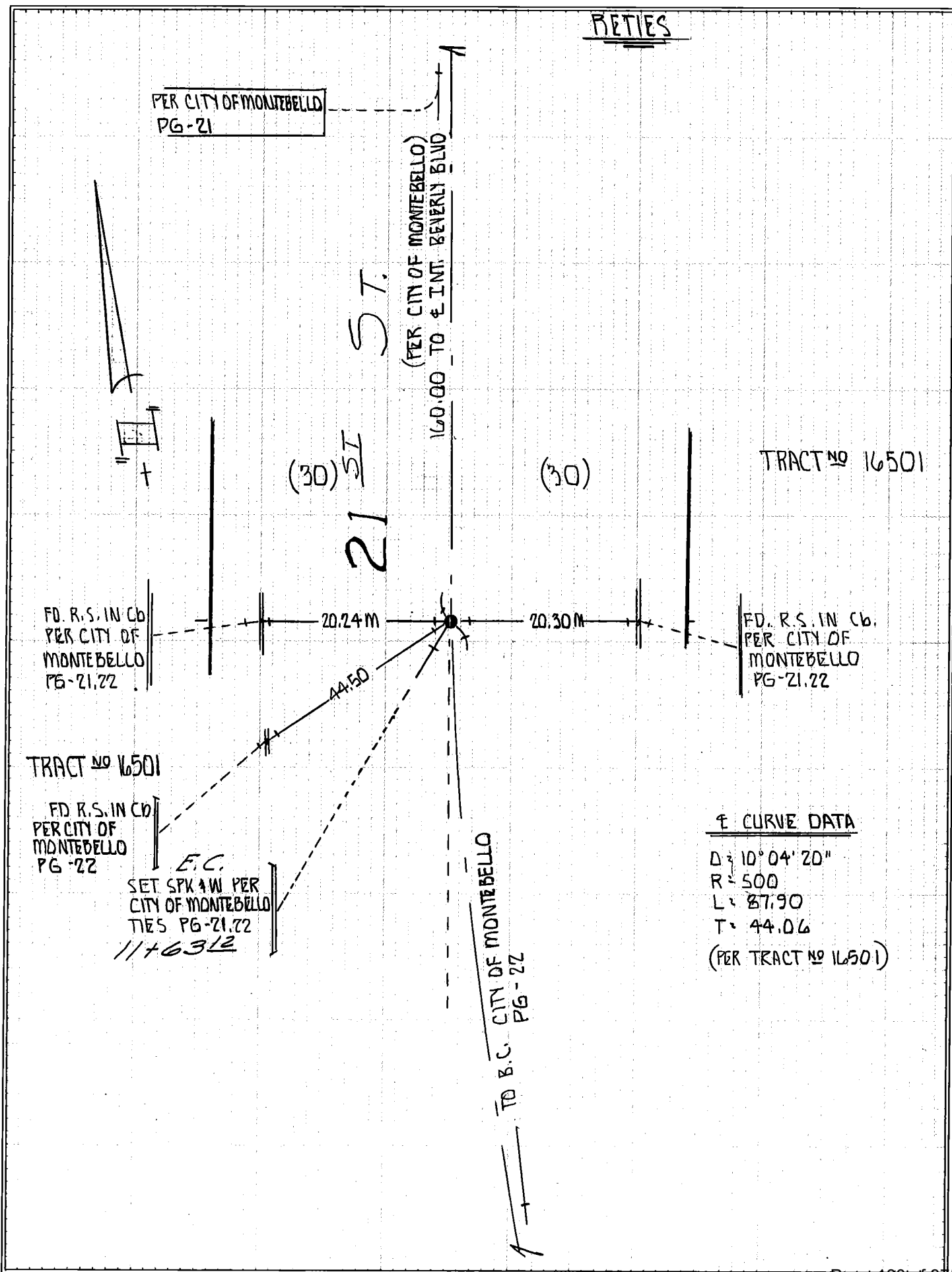
DATE

CHECKED BY RIDDLE

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

DATE

SURVEY BY GARDNER



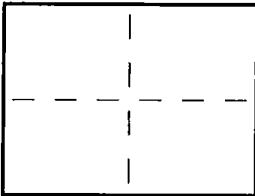
CORNER RECORD

INDEX PWFB 1125 PAGE 758

City of MONTEBELLO

County of Los Angeles, California

Brief Legal Description: LOTS 1 AND 2, TRACT NO. 1755, M.B. 20-97.



CORNER TYPE

COORDINATES
(optional)

- ☐ Govt. Corner
☐ Meander
☐ Rancho

- ☐ Control
☒ Property
☐ Other

N. _____
E. _____
Zone _____ Datum _____
Elev. _____

Date of Survey: SEPT. 30, 1991

Corner —

- ☐ Left as Found
☒ Reestablished

- ☐ Found & Tagged
☐ Rebuilt

☒ Established

Identification & Type of Corner Found: Evidence used to identify or procedure used to establish or reestablish the corner.

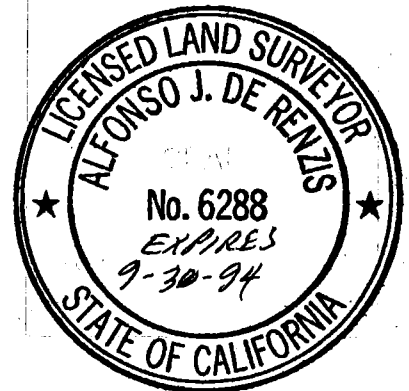
A Description of the Physical Condition of the Monument as Found and as Set or Reset:

Surveyor's Statement

This Corner Record was Prepared by Me or Under My Direction in Conformance with the Land Surveyors Act on SEPTEMBER 30, 19 91.

Signed: Alfonso J. De Renzis

L.S. 6288 No.: 6288



County Surveyor's Statement

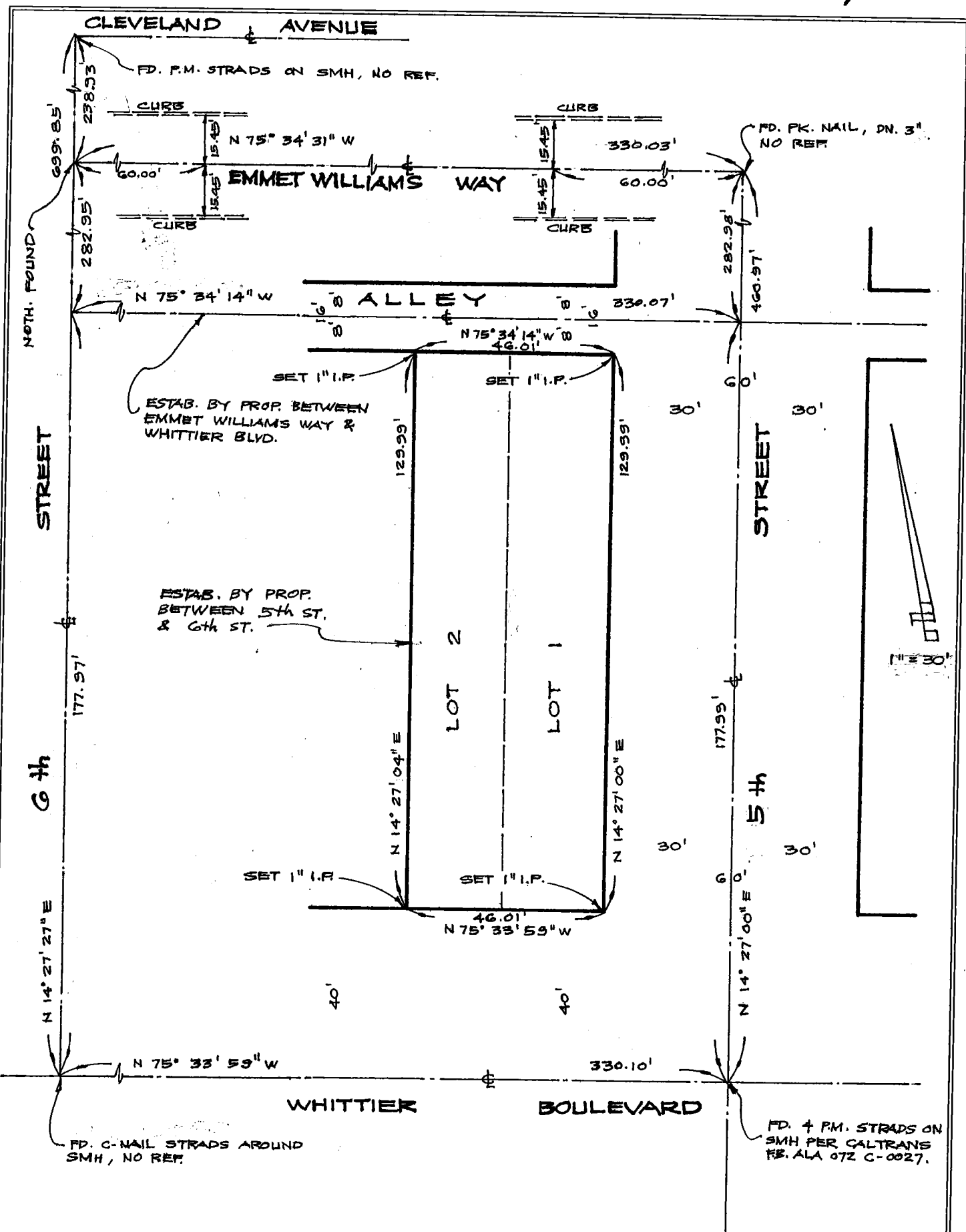
This Corner Record was Received JANUARY 21
19 92 and Examined and Filed JANUARY 22 19 92.

Signed: Paul Anderson

Title: DEPUTY COUNTY SURVEYOR

County Surveyor's Comment:





J.N. 91-387-01

CORNER RECORD

PWFB 1125

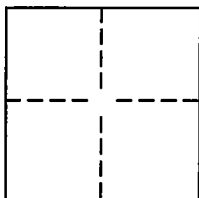
984

City of Montebello

Document Number _____

County of Los Angeles, California

Brief Legal Description Beverly Blvd. and 7th St.



CORNER TYPE

Government Corner ☐ Control ☐
Meander ☐ Property ☐
Rancho ☐ Other ☒

Date of Survey August, 2006

COORDINATES(Optional)

N. _____
E. _____
Zone _____ NAD27 ☐ NAD83 ☐
NAD83 Epoch _____
Elevation _____
Vert. Datum: NGVD29 ☐ NAV88 ☐
Meas. Units: Metric ☐ Imperial ☐

Corner - Left as found ☒ Found and tagged ☐ Established ☐ Reestablished ☐ Rebuilt ☐

Identification and type of corner found: Evidence used to identify or procedure used to establish or reestablish the corner:

See sketch , Page 2 , (over)

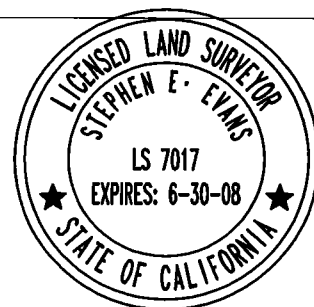
A description of the physical condition of the monument as found and as set or reset: _____

See sketch , Page 2 , (over)

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with
the Land Surveyor's Act on September 30, 2006

Signed Stephen E. Evans P.L.S. or R.C.E. Number 7017



COUNTY SURVEYOR'S STATEMENT

This Corner Record was received JAN 29 2007
and examined and filed FEB 20 2007

Signed Curt M. O'Brien P.L.S. or R.C.E. Number 6388

Title DEPUTY COUNTY SURVEYOR

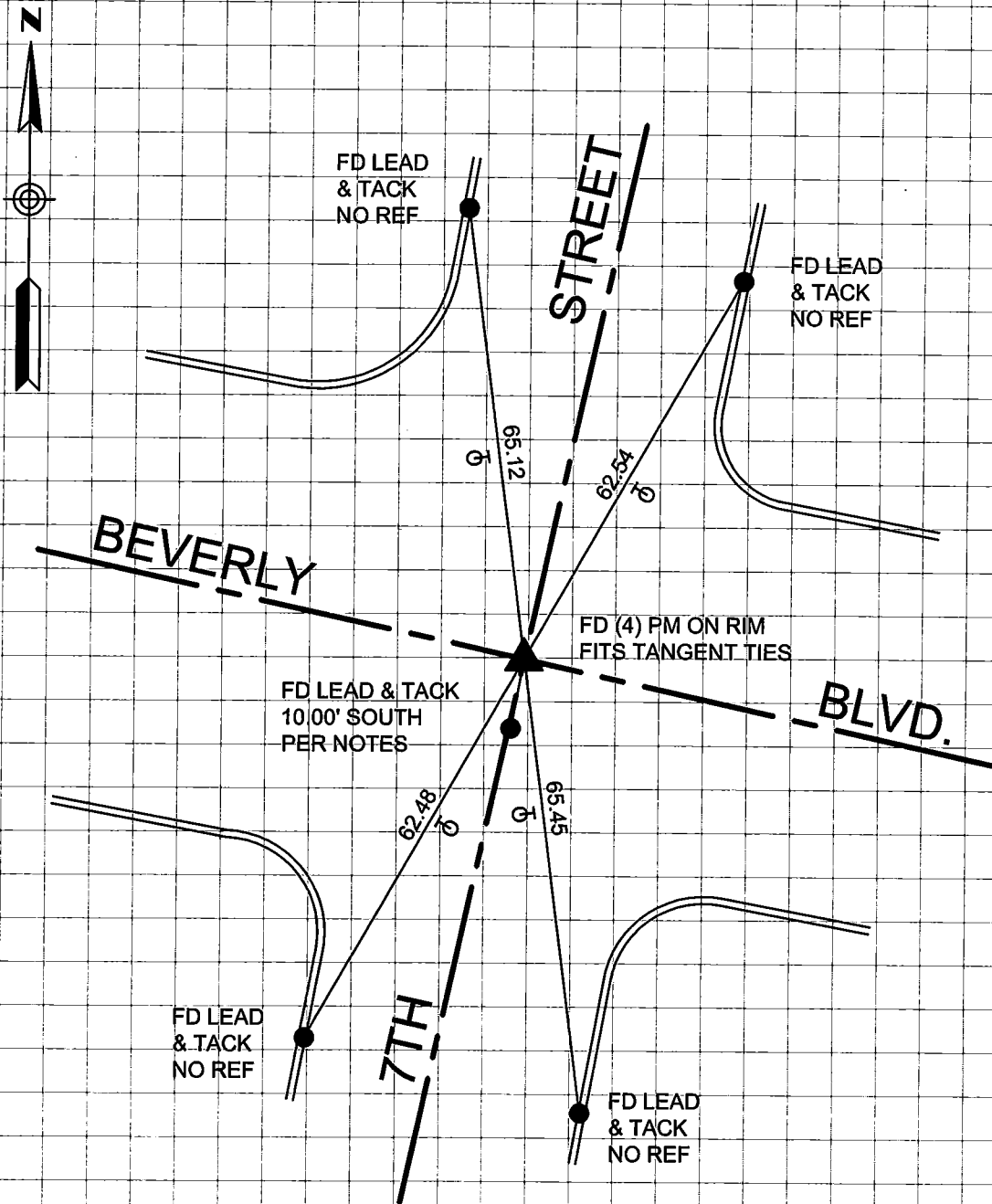
County Surveyor's Comment _____



ENG 2-13-07

CITY OF MONTEBELLO CENTERLINE TIE UPDATE
 BEVERLY BLVD. AND 7TH STREET
 MONTEBELLO CL TIE # 549

549-1-E



ALL SAID FOUND MONUMENTS PER CITY OF
 MONTEBELLO TIE SHEET # 549
 (unless noted otherwise)

EVANS LAND SURVEYING and MAPPING

3436 Paloma Ave La Verne Ca, 91750
 Ph: (909) 592-5501 Fax: (909) 592-3993

The purpose of this record is to document the perpetuation of
 found monument(s). No claim is made regarding the correctness
 of the position(s) of said monument(s), nor the dimensional
 relationship to street centerlines or property boundaries.

CORNER RECORD

PWFB 1125

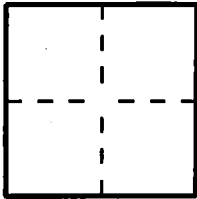
1010

Document Number

City of Montebello

County of Los Angeles, California

Brief Legal Description Whittier Blvd. & 2nd Street



CORNER TYPE

Government Corner ☐ Control ☐
 Meander ☐ Property ☐
 Rancho ☐ Other ☒
 Date of Survey 8/29/07

COORDINATES (Optional)

N. _____
 E. _____
 Zone _____ NAD27 ☐ NAD83 ☐
 NAD83 Epoch _____
 Elevation _____
 Vertical Datum: NGVD29 ☐ NAVD88 ☐
 Units: Metric ☐ Imperial ☐ U.S. Survey ☐

Corner — Left as found ☐ Found and tagged ☐ Established ☐ Reestablished ☒ Rebuilt ☐

Identification and type of corner found; Evidence used to identify or procedure used to establish or reestablish the corner:
Found as described on the reverse of this sheet.

A description of the physical condition of the monument as found and as set or reset: _____

See Sheet 2

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with
 the Professional Land Surveyors' Act on September 9, 2007

Signed [Signature] L.S. 5411
 P.L.S. or R.C.E. No. _____

COUNTY SURVEYOR'S STATEMENT

This Corner Record was received SEP 24 2007

examined and filed OCT 02 2007

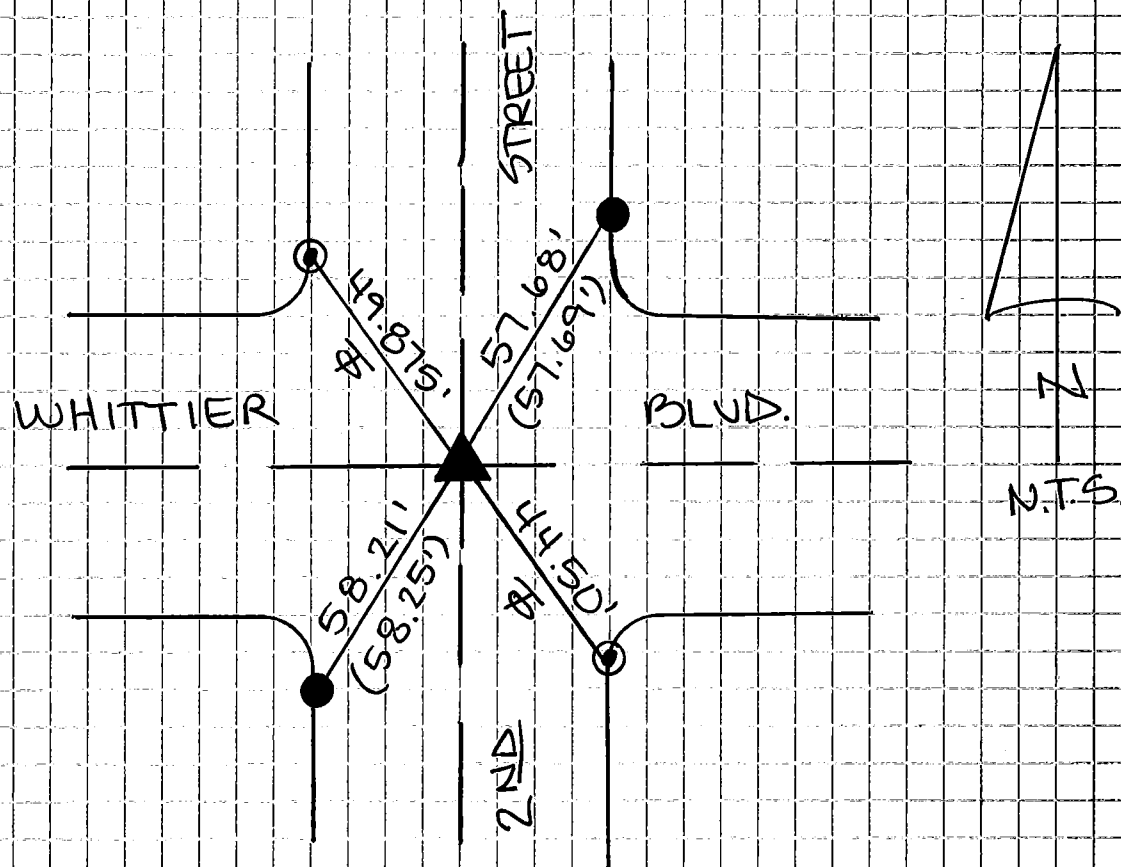
Signed [Signature] P.L.S. or R.C.E. No. 6388

Title DEPUTY COUNTY SURVEYOR

County Surveyor's Comment _____



R-1 = CITY OF MONTE BELLO TIE SHEET 12
 () = REC. DIST. PER R-1.
 Ⓟ = TANGENT OVER



- ▲ FD. SPK. FLUSH (IN LIEU OF SPK/T & W AS SHOWN ON R-1) PRIOR TO CONSTR. SET SPK/W L.S. 5411 AFTER CONSTR.
- FD. L/T IN T.C. (PER R-1) ADDED TAG L.S. 5411.
- Ⓟ SET L/T L.S. 5411 INT. C.

The purpose of this record is to document the perpetuation of found monument(s) pursuant to the PLS Act Section 8771. No claim is made regarding the correctness of the position(s) of said monument(s), nor the dimensional relationship to street centerlines or property boundaries.

07-SUL-703

SUR
605

PWFB 1125

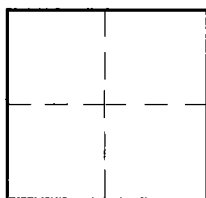
CORNER RECORD

1191

City of MONTEBELLO

Document Number _____
County of Los Angeles, California

Brief Legal Description HARDING AVE. & 20TH ST.



CORNER TYPE

Govt. Corner ☐ Control ☒
Meander ☐ Property ☐
Rancho ☐ Other ☐
Date of Survey 1-10-2013

COORDINATES (Optional)

N. _____
E. _____
Zone _____ NAD27 ☐ NAD83 ☐
NAD83 Epoch _____
Elev. _____
Vert. Datum: NGVD29 ☐ NAVD88 ☐
Meas. Units: Metric ☐ Imperial ☐

Corner - Left as found ☐ Found & tagged ☐ Established ☐ Reestablished ☐ Rebuilt ☐

Identification and type of corner found: Evidence used to identify or procedure used to establish or reestablish the corner:

FOUND & DESCRIBED ON THE REVERSE OF THIS SHEET.

A description of the physical condition of the monument as found and as set or reset: _____

SEE PAGE 2

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance

with the Land Surveyors' Act on 3/13/13

Signed Daniel A. Calvillo P.L.S. or R.C.E. No. 8294



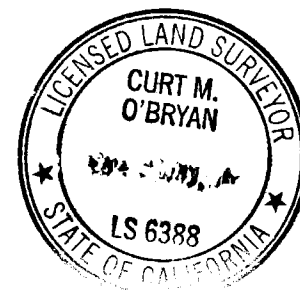
COUNTY SURVEYOR'S STATEMENT

This Corner Record was received APR 03 2013

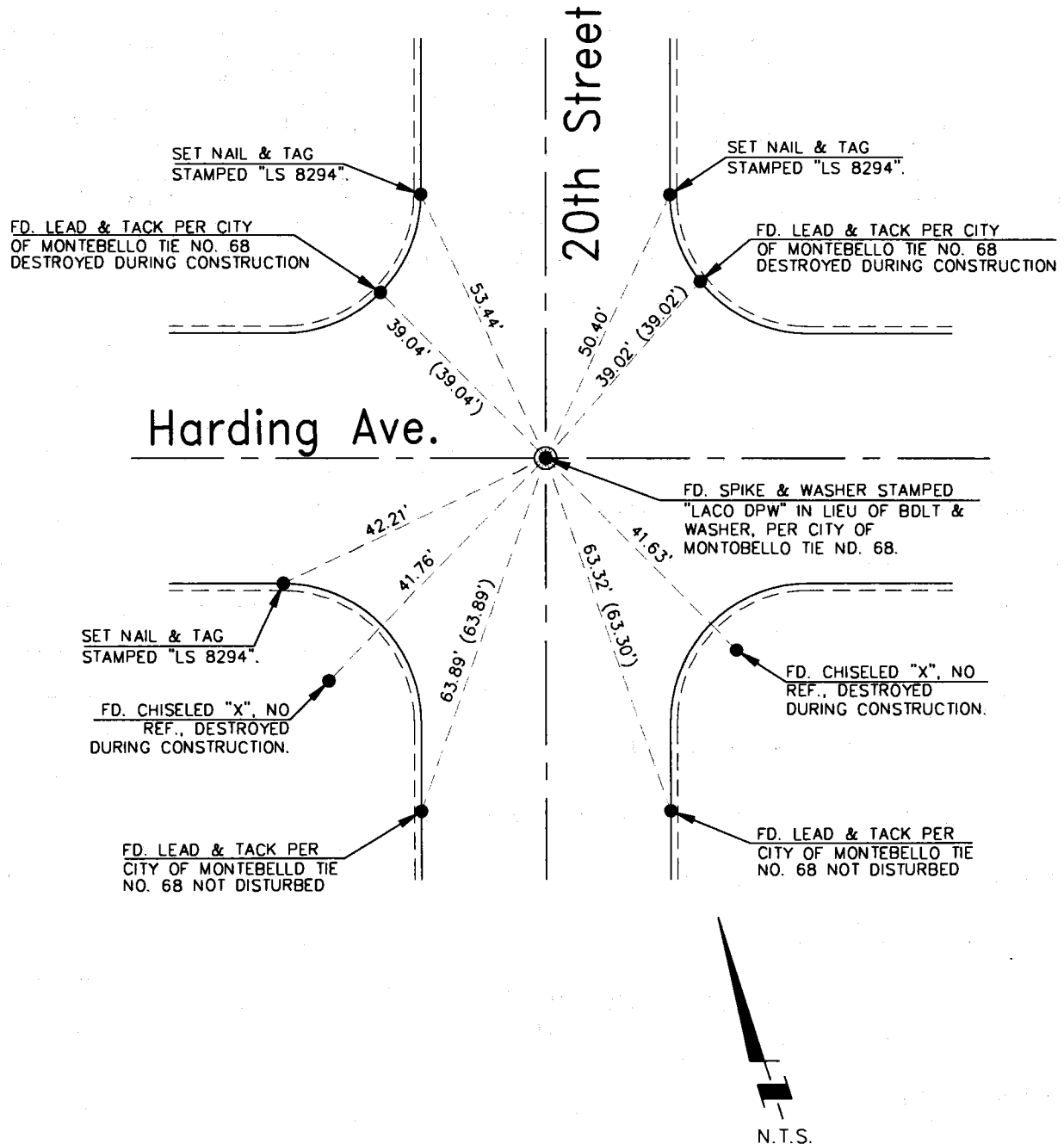
and examined and filed MAY 29 2013

Signed Curt M. O'Bryan P.L.S. or R.C.E. No. 6388

Title: DEPUTY COUNTY SURVEYOR



County Surveyor's Comment _____



() RECORD MEASUREMENTS PER
CITY OF MONTEBELLO TIE NO. 68

CORNER RECORD

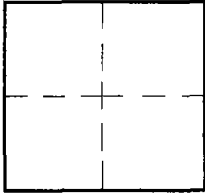
PWFB 1125

1197

Document Number

City of MONTEBELLO

County of Los Angeles, California

Brief Legal Description VICTORIA AVE & 7TH ST.**CORNER TYPE**

Govt. Corner ☐ Control ☒
Meander ☐ Property ☐
Rancho ☐ Other ☐
Date of Survey 1-10-2013

COORDINATES (Optional)

N. _____
E. _____
Zone _____ NAD27 ☐ NAD83 ☐
NAD83 Epoch _____
Elev. _____
Vert. Datum: NGVD29 ☐ NAVD88 ☐
Meas. Units: Metric ☐ Imperial ☐

Corner - Left as found ☐ Found & tagged ☐ Established ☐ Reestablished ☐ Rebuilt ☐

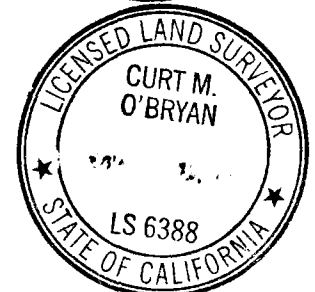
Identification and type of corner found: Evidence used to identify or procedure used to establish or reestablish the corner:

FOUND & DESCRIBED ON THE REVERSE OF THIS SHEET.

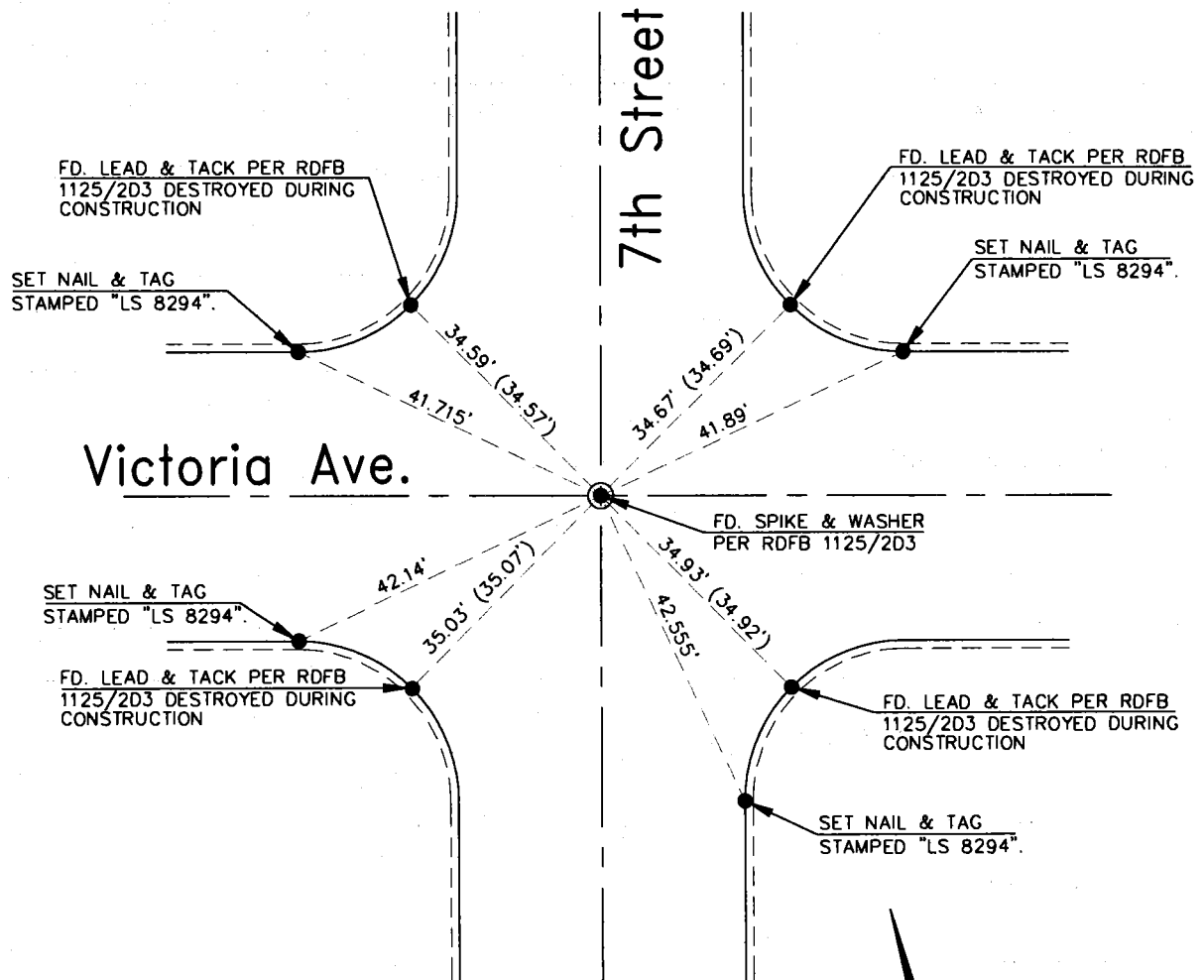
A description of the physical condition of the monument as found and as set or reset:

SEE PAGE 2**SURVEYOR'S STATEMENT**

This Corner Record was prepared by me or under my direction in conformance

with the Land Surveyors' Act on 3/13/13Signed Daniel Calvillo P.L.S. or R.C.E. No. 8294**COUNTY SURVEYOR'S STATEMENT**This Corner Record was received APR 02 2013and examined and filed MAY 29 2013Signed Curt M. O'Bryan P.L.S. or R.C.E. No. 6388Title: DEPUTY COUNTY SURVEYOR

County Surveyor's Comment



() RECORD MEASUREMENTS PER
RDFB 1125/203

PWFB 1125

1303

CORNER RECORD

Agency Index _____

Document Number _____

City of MONTEBELLOCounty of LOS ANGELES, CaliforniaBrief Legal Description HARDING AVENUE & 21ST STREET

CORNER TYPE

- ☐ Government Corner ☒ Control
☐ Meander ☐ Property
☐ Rancho ☐ Other

Date of Survey 7/14/20 & 1/21/21

COORDINATES (Optional)

N. _____ E. _____

Elevation _____

Units _____ Metric ☐ U.S. Survey Foot ☒

Horizontal Datum _____

Zone _____ Epoch Date _____

Vertical Datum _____

- ☐ Complies with Public Resources Code §§8801-8819
☐ Complies with Public Resources Code §§8890-8902

PLS Act Ref: ☐ 8765(d) ☒ 8771 ☐ 8773 ☐ Other: _____

Corner/Monument: ☒ Left as found ☐ Established ☐ Rebuilt ☒ Pre-Construction
☐ Found and tagged ☐ Reestablished ☐ Referenced ☒ Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:
☒ See sheet #2 for description(s):

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with
 the Professional Land Surveyors' Act on 3/22/2021

Signed [Signature] P.L.S. or R.C.E. No. 5411



COUNTY SURVEYOR'S STATEMENT

This Corner Record was received MAY 06 2021

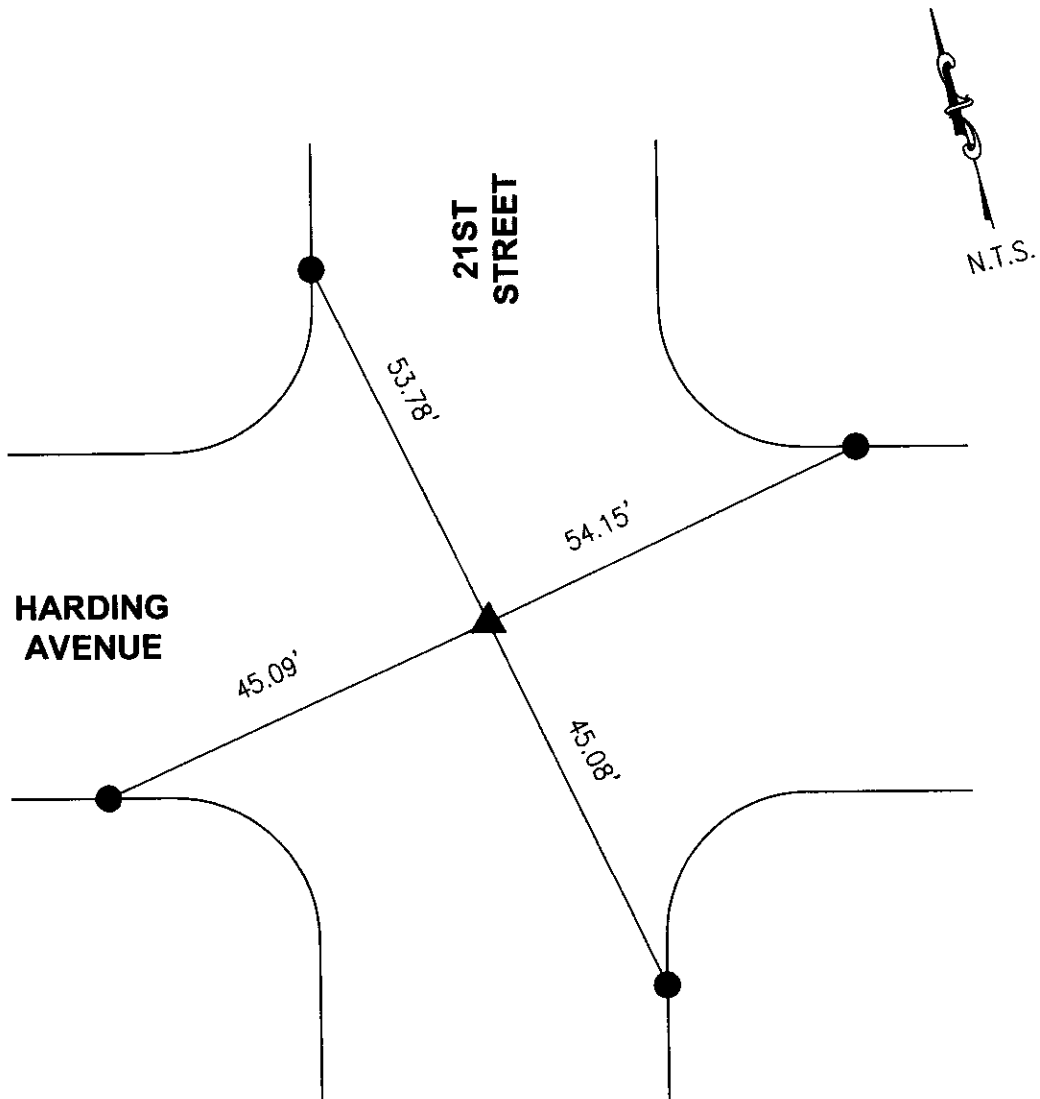
and examined and filed JUN 14 2021

Signed [Signature] P.L.S. or R.C.E. No. 6388

Title DEPUTY COUNTY SURVEYOR



County Surveyor's Comment _____

**MONUMENT NOTES**

- ▲ FD SPIKE STAMPING ILLEGIBLE NO REFERENCE, POSSIBLY CENTERLINE POSITION, FLUSH, UNABLE TO VERIFY POSITION BEFORE AND AFTER CONSTRUCTION.
- FD RAMSET NAIL IN T.C. NO REFERENCE.

THE PURPOSE OF THIS RECORD IS TO DOCUMENT THE PERPETUATION OF FOUND MONUMENT(S) PURSUANT TO THE PLS ACT SECTION 8771. NO CLAIM IS MADE REGARDING THE CORRECTNESS OF THE POSITION(S) OF SAID MONUMENT(S), NOR THE DIMENSIONAL RELATIONSHIP TO STREET CENTERLINES OR PROPERTY BOUNDARIES.

20-SEQ-062

PWFB 1125

1339

CORNER RECORD

Agency Index _____

Document Number _____

City of MONTEBELLOCounty of LOS ANGELES, CaliforniaBrief Legal Description HARDING AVENUE & 7TH STREET

CORNER TYPE

COORDINATES (Optional)

- ☐ Government Corner ☒ Control
☐ Meander ☐ Property
☐ Rancho ☐ Other

N. _____ E. _____

Elevation _____

Units _____ Metric ☐ U.S. Survey Foot ☒

Horizontal Datum _____

Zone _____ Epoch Date _____

Vertical Datum _____

Date of Survey 7/16/2020 & 4/9/21☐ Complies with Public Resources Code §§8801-8819☐ Complies with Public Resources Code §§8890-8902PLS Act Ref: ☐ 8765(d) ☒ 8771 ☐ 8773 ☐ Other:

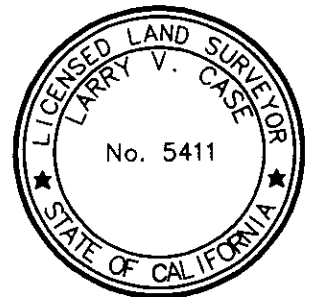
Corner/
 Monument: ☒ Left as found ☐ Established ☐ Rebuilt ☒ Pre-Construction
☐ Found and tagged ☐ Reestablished ☐ Referenced ☒ Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:

☒ See sheet #2 for description(s):

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with
 the Professional Land Surveyors' Act on 5/17/2021

Signed _____ P.L.S. or R.C.E. No. 5411

COUNTY SURVEYOR'S STATEMENT

This Corner Record was received OCT 28 2021
 and examined and filed DEC 27 2021

Signed Curt M. O'Bryan P.L.S. or R.C.E. No. 6388Title DEPUTY COUNTY SURVEYOR

County Surveyor's Comment _____

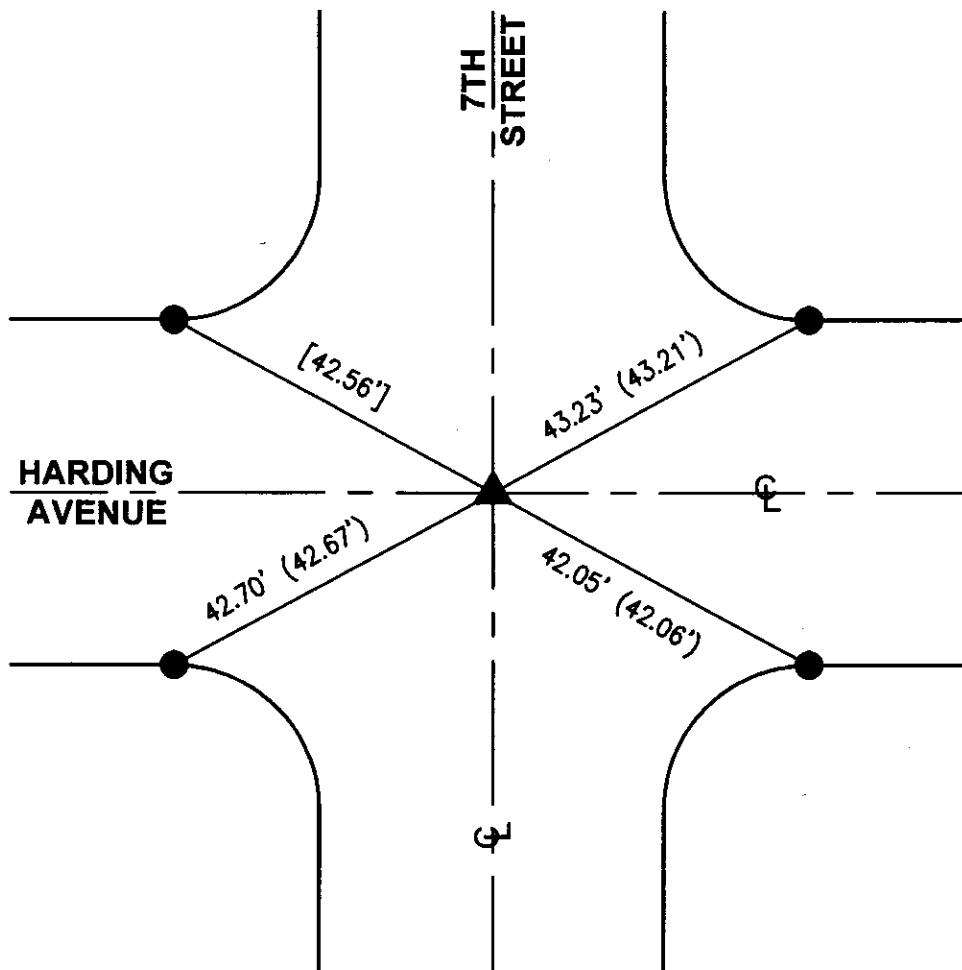
REFERENCES

R1 = COUNTY OF LOS ANGELES PWFB 1125/262A-263A

() = RECORD DISTANCE PER R1

[] = RECORD & MEASURED DISTANCE PER R1

NOTE: TIES SHOWN HEREON ARE NOT TANGENT OVER



MONUMENT NOTES

▲ FD SPK & WASHER PUNCHED PER R1, FLUSH, BEFORE AND AFTER CONSTRUCTION.

● FD LEAD & TACK IN T.C. PER R1.

THE PURPOSE OF THIS RECORD IS TO DOCUMENT THE PERPETUATION OF FOUND MONUMENT(S) PURSUANT TO THE PLS ACT SECTION 8771. NO CLAIM IS MADE REGARDING THE CORRECTNESS OF THE POSITION(S) OF SAID MONUMENT(S), NOR THE DIMENSIONAL RELATIONSHIP TO STREET CENTERLINES OR PROPERTY BOUNDARIES.

20-ONY-138

PWFB 1125

1343

CORNER RECORD

Agency Index _____

Document Number _____

City of MONTEBELLOCounty of LOS ANGELES, CaliforniaBrief Legal Description HARDING AVENUE & 6TH STREET

CORNER TYPE

COORDINATES (Optional)

- ☐ Government Corner ☒ Control
☐ Meander ☐ Property
☐ Rancho ☐ Other

N. _____ E. _____

Elevation _____

Units Metric ☐ U.S. Survey Foot ☒

Horizontal Datum _____

Zone _____ Epoch Date _____

Vertical Datum _____

Date of Survey 7/16/2020 & 4/9/21☐ Complies with Public Resources Code §§8801-8819☐ Complies with Public Resources Code §§8890-8902PLS Act Ref: ☐ 8765(d)☒ 8771☐ 8773☐ Other:Corner/ Monument: ☒ Left as found☐ Established☐ Rebuilt☒ Pre-Construction☐ Found and tagged☐ Reestablished☐ Referenced☒ Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:

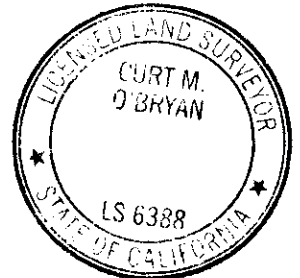
☒ See sheet #2 for description (s):

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act on 5/17/2021

Signed _____ P.L.S. or R.C.E. No. 5411

COUNTY SURVEYOR'S STATEMENT

This Corner Record was received OCT 28 2021and examined and filed DEC 27 2021Signed _____ P.L.S. or R.C.E. No. 6388Title DEPUTY COUNTY SURVEYOR

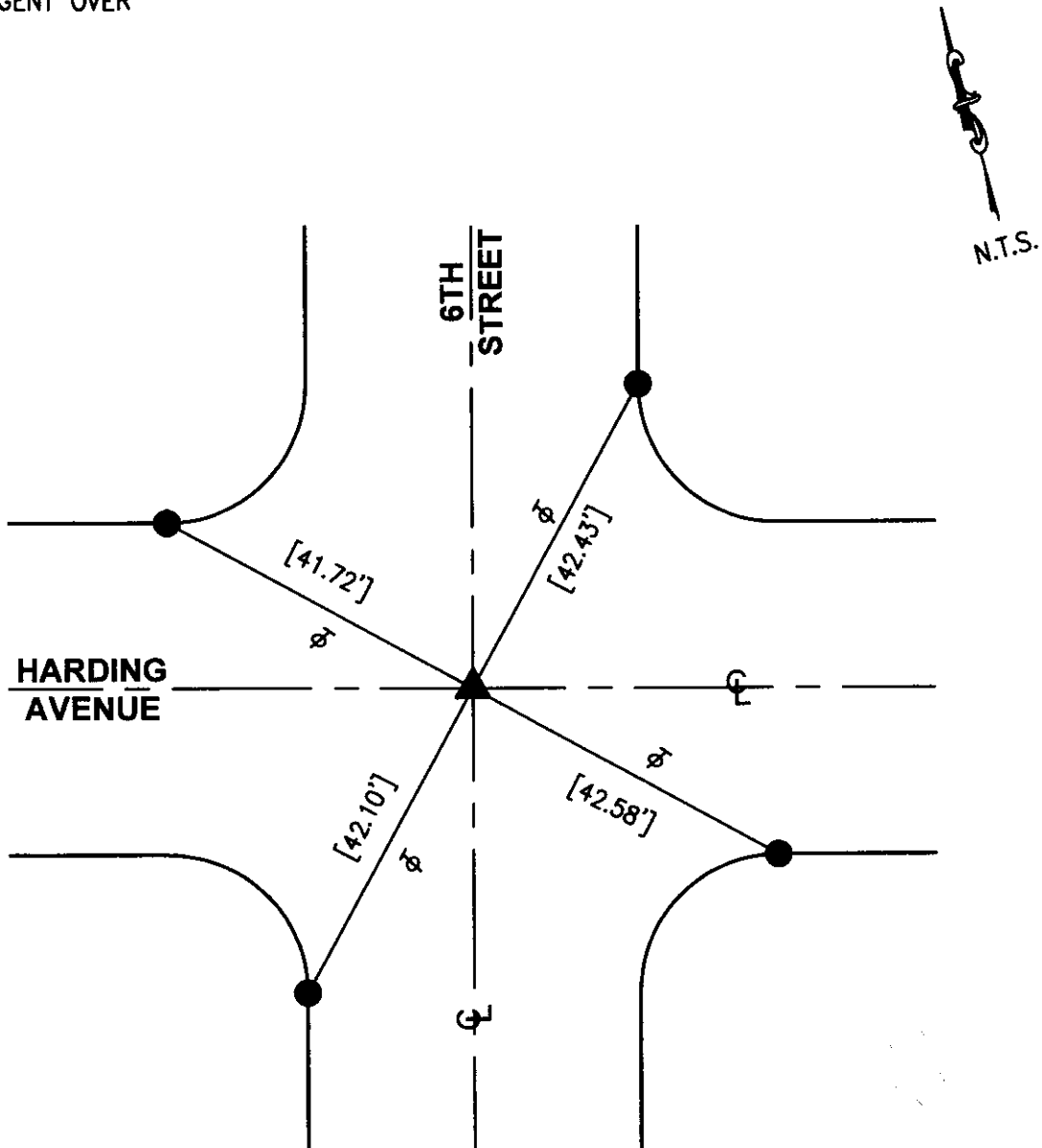
County Surveyor's Comment _____

REFERENCES

R1 = COUNTY OF LOS ANGELES PWFB 1125/1213-1214

[] = RECORD & MEASURED DISTANCE PER R1

ϕ = TANGENT OVER



MONUMENT NOTES

▲ FD DOME SPIKE PER R1, DOWN 0.4', BEFORE AND AFTER CONSTRUCTION.

● FD LEAD & TACK IN T.C. PER R1.

THE PURPOSE OF THIS RECORD IS TO DOCUMENT THE PERPETUATION OF FOUND MONUMENT(S) PURSUANT TO THE PLS ACT SECTION 8771. NO CLAIM IS MADE REGARDING THE CORRECTNESS OF THE POSITION(S) OF SAID MONUMENT(S), NOR THE DIMENSIONAL RELATIONSHIP TO STREET CENTERLINES OR PROPERTY BOUNDARIES.

20-ONY-138

PWFB 1125

1347

CORNER RECORD

Agency Index _____

Document Number _____

City of MONTEBELLOCounty of LOS ANGELES, CaliforniaBrief Legal Description MADISON AVENUE & 7TH STREET

CORNER TYPE

- ☐ Government Corner ☒ Control
☐ Meander ☐ Property
☐ Rancho ☒ Other

Date of Survey 7/16/2020 & 4/9/21

COORDINATES (Optional)

N. _____ E. _____

Elevation _____

Units Metric ☐ U.S. Survey Foot ☒

Horizontal Datum _____

Zone _____ Epoch Date _____

Vertical Datum _____

☐ Complies with Public Resources Code §§8801-8819☐ Complies with Public Resources Code §§8890-8902PLS Act Ref: ☐ 8765(d) ☒ 8771 ☐ 8773 ☐ Other:

Corner/
 Monument: ☐ Left as found ☐ Established ☐ Rebuilt ☒ Pre-Construction
☐ Found and tagged ☒ Reestablished ☐ Referenced ☒ Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:

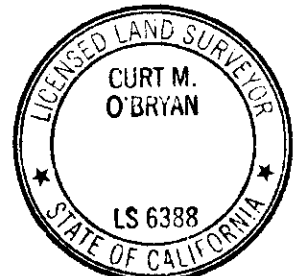
☒ See sheet #2 for description(s):

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with
 the Professional Land Surveyors' Act on 5/17/2021

Signed [Signature] P.L.S. or R.C.E. No. 5411

COUNTY SURVEYOR'S STATEMENT

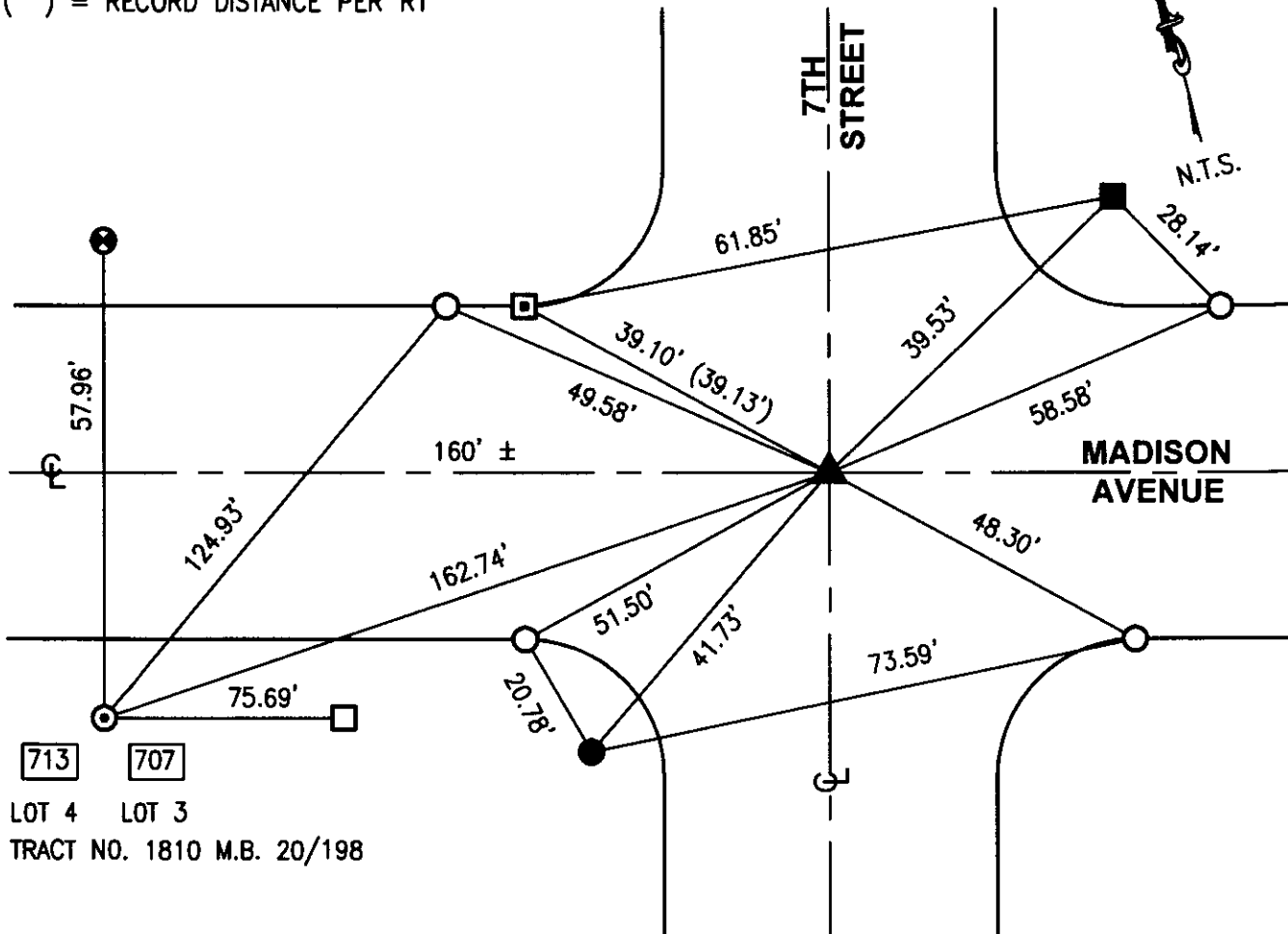
This Corner Record was received OCT 28 2021and examined and filed DEC 27 2021Signed [Signature] P.L.S. or R.C.E. No. 6388Title DEPUTY COUNTY SURVEYOR

County Surveyor's Comment _____

REFERENCES

R1 = COUNTY OF LOS ANGELES RDFB 1125/265

() = RECORD DISTANCE PER R1



713

707

LOT 4 LOT 3

TRACT NO. 1810 M.B. 20/198

MONUMENT NOTES

- ▲ FD MH & 4 PM'S PER R1, FITS 1 TIE PER R1, FLUSH, BEFORE CONSTRUCTION. SET 4-3' O/S MAG. NAIL & WASHER STAMPED "LS 5411" PER TIES HEREON, FLUSH, AFTER CONSTRUCTION.
- FD LEAD, TACK & TAG "LS 4970" FLUSH IN CONCRETE, NO REF., POSSIBLY PROP. LINE PROD., UNABLE TO VERIFY POSITION BEFORE CONSTRUCTION. SET LEAD, TACK & TAG "LS 5411" PER TIES HEREON, FLUSH, AFTER CONSTRUCTION.
- FD LEAD, TACK & TAG "LA COUNTY FLOOD CONTROL" FLUSH IN CONCRETE, NO REF., APPARENTLY PROP. LINE PROD., UNABLE TO VERIFY POSITION BEFORE CONSTRUCTION. SET LEAD, TACK & TAG "LS 5411" PER TIES HEREON, FLUSH, AFTER CONSTRUCTION.
- ⊙ FD LEAD, TACK & TAG "LS 3813" FLUSH IN CONCRETE, NO REF., POSSIBLY PROP. LINE PROD., UNABLE TO VERIFY POSITION BEFORE CONSTRUCTION. SET LEAD, TACK & TAG "LS 5411" PER TIES HEREON, FLUSH, AFTER CONSTRUCTION.
- FD LEAD & TACK IN T.C. PER R1.
- ⊗ FD LEAD, TACK & TAG "LS 3813" FLUSH IN CONCRETE, NO REF., BEFORE AND AFTER CONSTRUCTION.
- SET LEAD, TACK & TAG "LS 5411" IN T.C.
- SET LEAD, TACK & TAG "LS 5411" FLUH IN CONCRETE.

THE PURPOSE OF THIS RECORD IS TO DOCUMENT THE PERPETUATION OF FOUND MONUMENT(S) PURSUANT TO THE PLS ACT SECTION 8771. NO CLAIM IS MADE REGARDING THE CORRECTNESS OF THE POSITION(S) OF SAID MONUMENT(S), NOR THE DIMENSIONAL RELATIONSHIP TO STREET CENTERLINES OR PROPERTY BOUNDARIES.

20-ONY-138

PWFB 1225

1063

CORNER RECORD

Agency Index _____

Document Number _____

City of MONTEBELLOCounty of LOS ANGELES, CaliforniaBrief Legal Description OAKMONT DRIVE & 6TH STREET

CORNER TYPE

- ☐ Government Corner ☐ Control
☐ Meander ☐ Property
☐ Rancho ☒ Other

Date of Survey 7/16/2020 & 4/9/21

COORDINATES (Optional)

N. _____ E. _____

Elevation _____

Units Metric ☐ U.S. Survey Foot ☒

Horizontal Datum _____

Zone _____ Epoch Date _____

Vertical Datum _____

☐ Complies with Public Resources Code §§8801-8819☐ Complies with Public Resources Code §§8890-8902PLS Act Ref: ☐ 8765(d) ☒ 8771 ☐ 8773 ☐ Other:

Corner/Monument: ☒ Left as found ☐ Established ☐ Rebuilt ☒ Pre-Construction
☐ Found and tagged ☐ Reestablished ☐ Referenced ☒ Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:

☒ See sheet #2 for description (s):

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with
the Professional Land Surveyors' Act on 5/17/2021

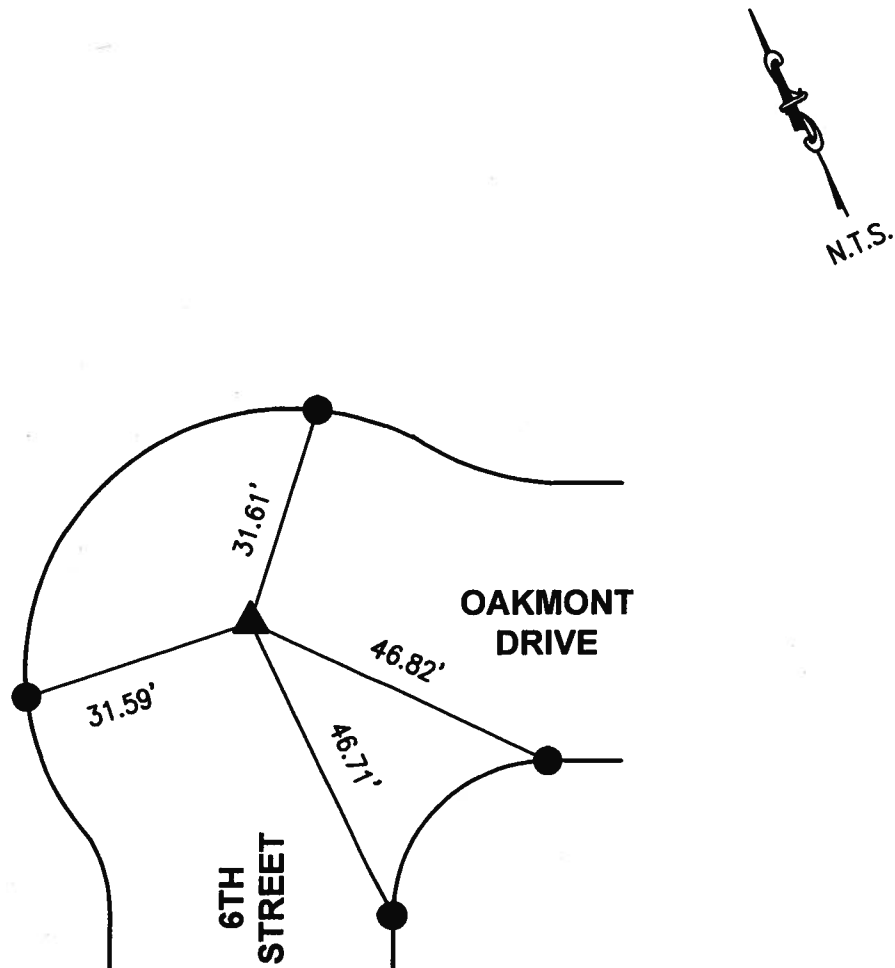
Signed [Signature] P.L.S. or R.C.E. No. 5411

COUNTY SURVEYOR'S STATEMENT

This Corner Record was received OCT 28 2021
and examined and filed DEC 27 2021

Signed [Signature] P.L.S. or R.C.E. No. 6388Title DEPUTY COUNTY SURVEYOR

County Surveyor's Comment _____

**MONUMENT NOTES**

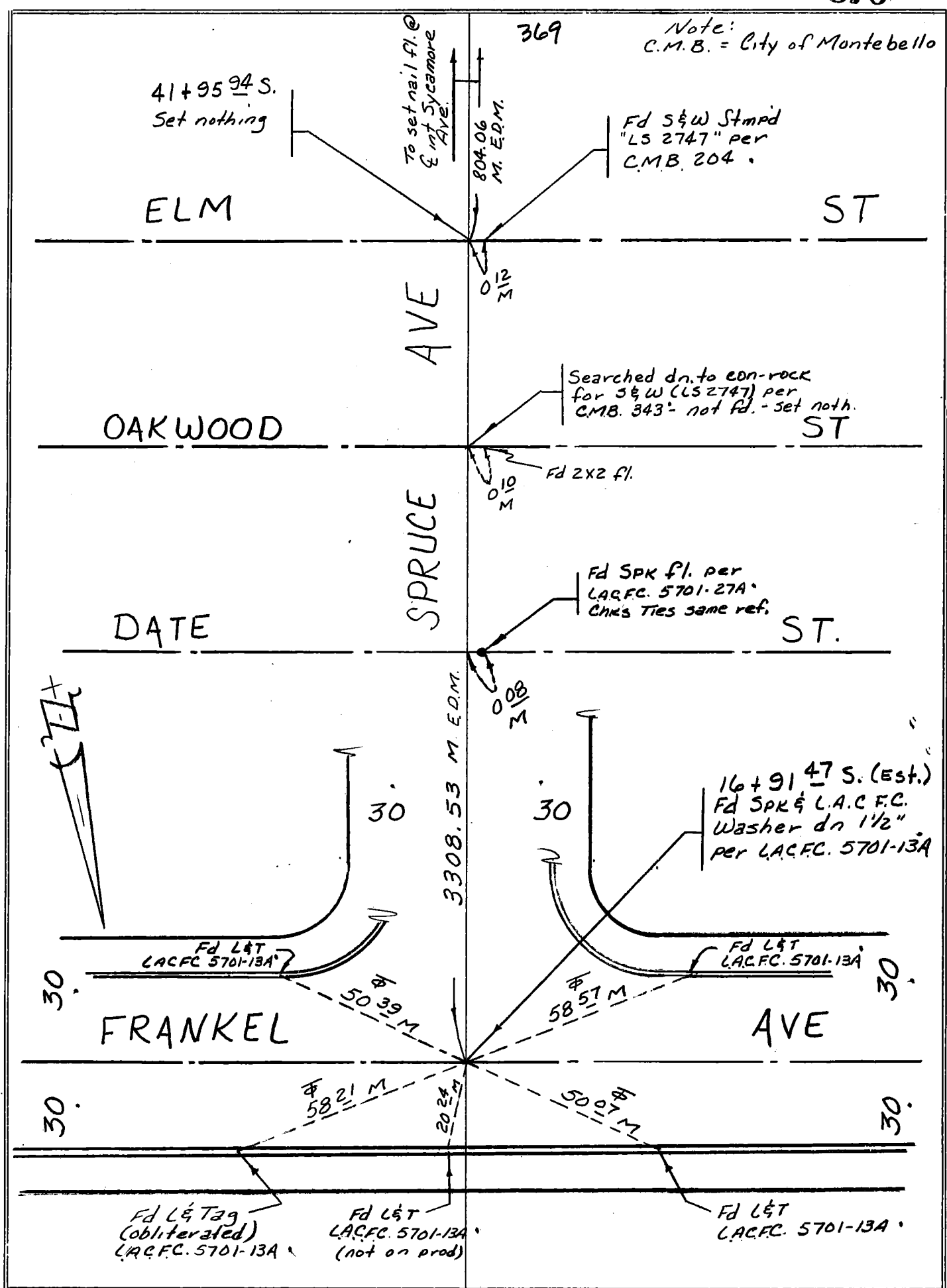
▲ FD PK NAIL NO REFERENCE, FLUSH, UNABLE TO VERIFY POSITION BEFORE AND AFTER CONSTRUCTION.

● FD LEAD & TACK IN T.C. NO REFERENCE

THE PURPOSE OF THIS RECORD IS TO DOCUMENT THE PERPETUATION OF FOUND MONUMENT(S) PURSUANT TO THE PLS ACT SECTION 8771. NO CLAIM IS MADE REGARDING THE CORRECTNESS OF THE POSITION(S) OF SAID MONUMENT(S), NOR THE DIMENSIONAL RELATIONSHIP TO STREET CENTERLINES OR PROPERTY BOUNDARIES.

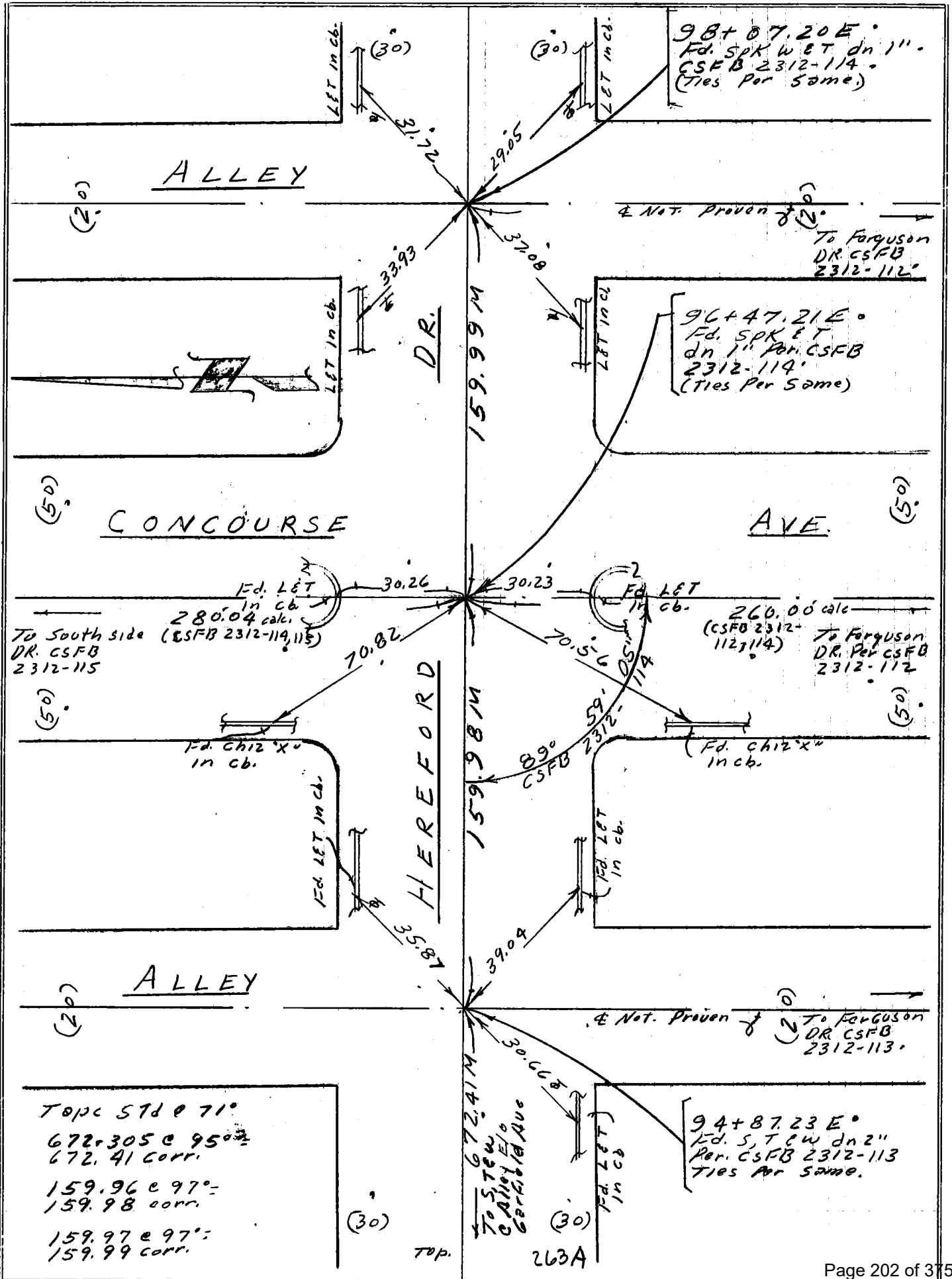
20-ONY-138

Los Angeles
Room 144 - 1540 Alcazar Street
CHECKED BY Beyer DATE 3-76
COUNTY OF LOS ANGELES ROAD DEPARTMENT
SURVEY BY Cambert DATE Jan '76



Los Angeles
 Room 144 - 1540 Alcazar Street
 CHECKED BY Beyer DATE 9-71

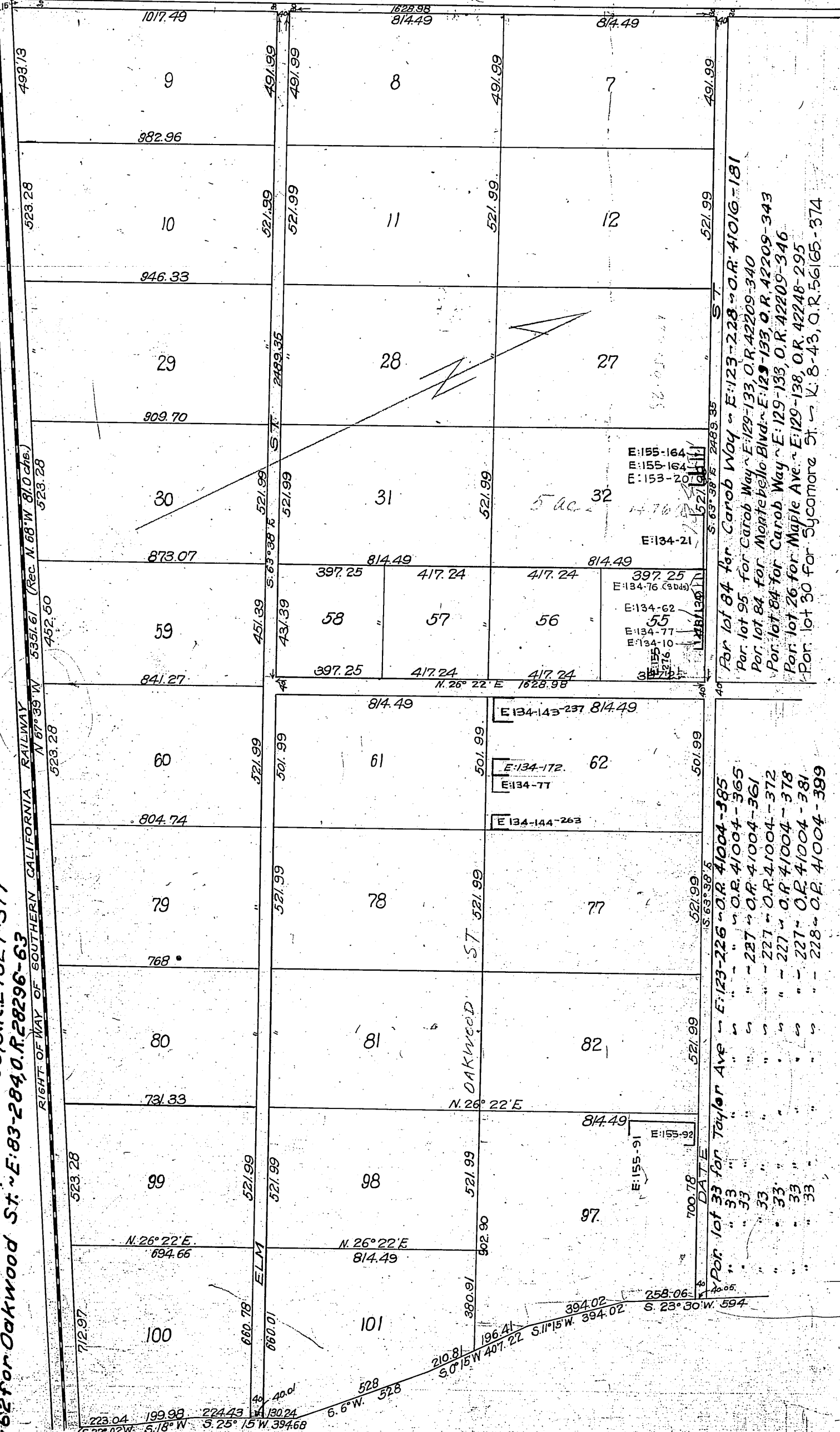
COUNTY OF LOS ANGELES ROAD DEPARTMENT
 SURVEY BY Slead DATE 9-71



Partly in the City of Montebello

Por. lot 62 for Spruce St. ~ E: 159-222
 Old 4X4 Marked G as per C.S. Map #3555
 being S.E. Cor. of Property of Walter L. Vail.

Por. lot 104 for Fourth St. ~ E: 129-148, O.R. 42375-135
 Por. lot 75 for Montebello Blvd. ~ E: 129-196, O.R. 42739-193
 Por. lot 84 for Carob Way. ~ E: 129-230
 Por. lots 101 & 91 (Dd for St purp.) Vacated ~ E: 150-117



Por. lot 55 for Greenwood Ave. - E:159-299, O.R.52223-143

~~Sh. 11 A. 100~~

Por lot 87 for street purp. ~E:53-140, O.R. 19107-193

Por lot 105 for st. purp. ~E:61-250, O.R. 20641-221

~E:61-250, O.R. 20519-353

~E:61-251, O.R. 20650-217

~E:61-251, O.R. 20669-115

~E:61-251, O.R. 20595-312

~E:61-252, O.R. 20580-156

~E:61-252, O.R. 20636-287

~E:61-252, O.R. 20636-287

~E:61-253, O.R. 20636-287

~E:61-252, O.R. 20696-7

Por lot 46 for Beach St. ~E:162-40, O.R. 52386-62

Por lot 46 for Greenwood Ave. ~E:167-183, O.R. 52931-296

Por lot 44 for Greenwood Ave. ~E:167-294, O.R. 54805-25431.90

7794.20 N. 26° 22' E 9098.03 (Rec. N. 26° 10' E 13765) chs.

Por lot 105 for St. Purp. ~E:101-201, O.R. 34731-96

Por lot 89 for Montebello Blvd. ~E:108-107, O.R. 36037-98

Por lots 70 & 89 for Montebello Blvd. ~E:108-135

Por lots 70 & 89 ~E:108-139 & 140

Por lot 67 for Hughes Ave. & 10th St. ~E:129-112, O.R. 42050-195

Por lot 22 for Beach St. ~E:167-51, O.R. 54190-382

Por lot 22 for Maple Ave. ~E:167-51, O.R. 54190-400

Por lot 18 for Mines Ave. ~E:167-52, O.R. 54196-381

Old 4X4 Marked "N" as per C.S. Map.

*3555 being N.E. Cor. of Prop. of Walter L. Vail.

Por lot 67 for Street & drainage purp. ~E:14-232, O.R. 14903-249
" 40 " 87 " for Sixth St. ~E:14-245, Cert. KC-90013
" 40 " 87 " for Sixth St. ~E:123-63, O.R. 39590-403

For earth dike on Railroad R/W see E:16-22, O.R. 14698-131

Por lots 91, 106 Quitclaim by Montebello irrig. dist. E:52-249, O.R. 18916-379

Por lot 105 for Bluff Rd. ~E:57-207, O.R. 19393-224

Por lot 105 for Hughes Ave. ~E:61-228, O.R. 20517-311

Por lot 46 for Greenwood Ave. ~E:162-52, O.R. 52452-242

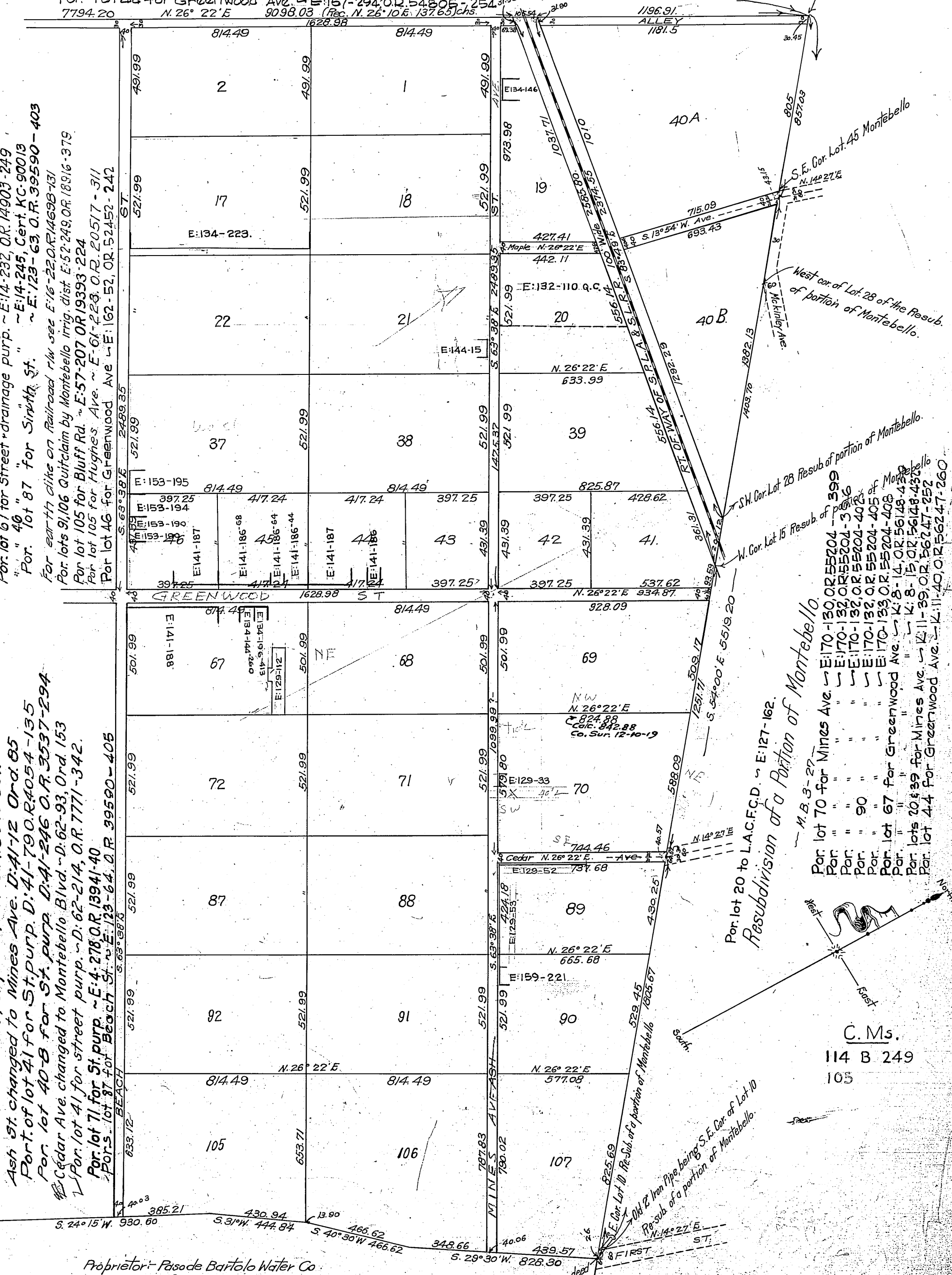
Por lot 19 for St. purp. D:41-11-O.R. 3070-301.
Ash St. changed to Mines Ave. D:41-12 Ord. 85
Port. of lot 41 for St. purp. D:41-79 O.R. 4054-135
Por lot 40-8 for St. purp. D:41-246 O.R. 3537-294

Cedar Ave. changed to Montebello Blvd. ~D:62-93, Ord. 153

Por lot 41 for street purp. ~D:62-214, O.R. 7771-342

Por lot 71 for St. purp. ~E:4-278, O.R. 13941-40

Por lot 37 for Beach St. ~E:123-64, O.R. 39590-405



Proprietor: Pisado Bartolo Water Co

By George D. Greenwood Pres.

A. B. McHuron Sec.

Recorded July 17, 1905

Old Cem. Mon. being N.E. Cor. 1000 Acre Tr. as per deed recorded in Book 1442-Page 301

First St. changed to Bluff Rd. ~E:30-59, Ord. 273

For Easterly Portion See C.S. 7708

" Maple Ave south of Ash St see R.B. 15-81-19

Por lot 19 for Drainage Easement D:61-277 O.R. 7157-216

Por lot 105 to City of Montebello E:83-19 O.R. 26237-30

A-873

Sh 36-A-402-442

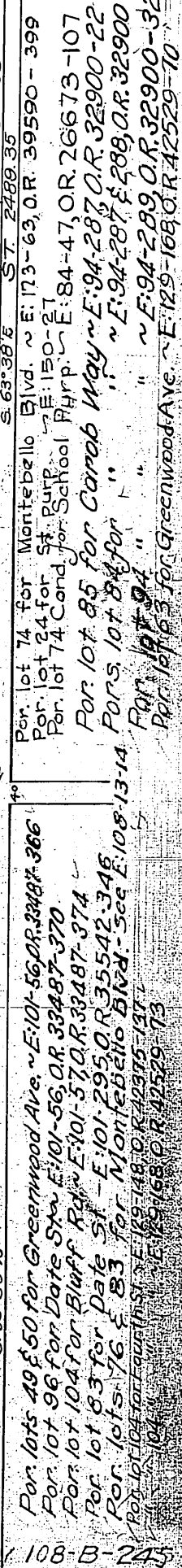
36-C-4

134
135
2010
567-07

C.S. Map. # 3555

N 26°22'E. 9098.03 — (Rec. N. 26°10'E 137.65 chs) 7794.20

Per lot 85 for Garob Way E-101-231 O.R. 34977-279
 Per lot 85 for Montebello Blvd E-101-232 O.R. 34977-277
 Per lot 85 " " E-101-236 O.R. 34977-285
 Per lot 65 " " E-101-237 O.R. 34977-298
 Per lot 85 " " E-101-237 O.R. 34977-305
 Per lot 74 " " E-101-234 O.R. 34977-309

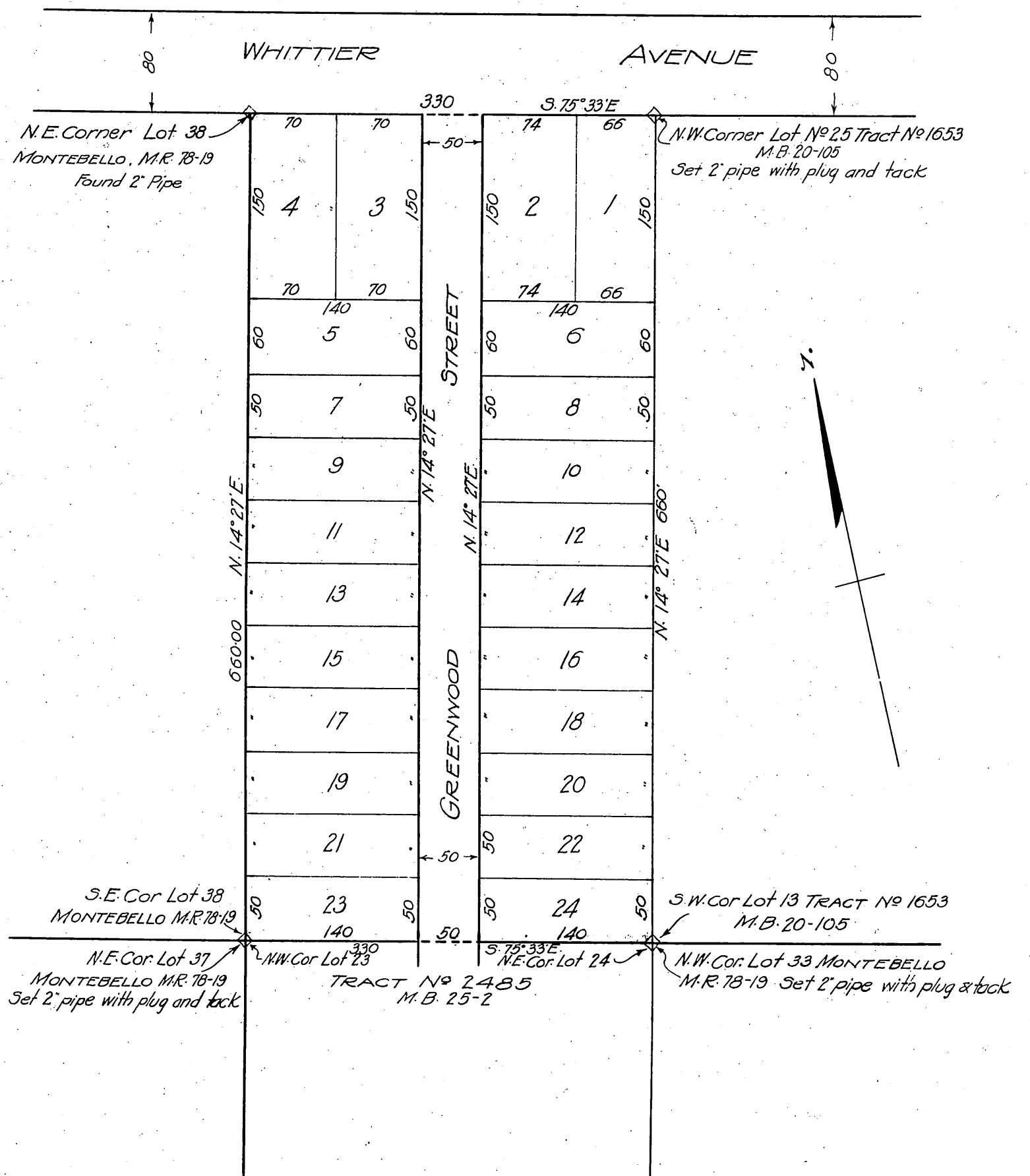


~~SH-11-A-100~~ A-873 SH-36-A-40
36-C-4

MAP OF TRACT No. 2484

Being a subdivision of Lot No 36
MONTEBELLO,
Recorded in Book 78 Page 19 et seq.
Miscellaneous Records of Los Angeles County.
Sept 9, 1913.
Scale 1"=100'

C.H. Parke Civil Engineer.



Owners :- Elmer E. Gardner
Ella M. Gardner
Annis M. Winchester
Nee - Annis M. Avery
Erwin J. Avery
Frank A. Dailey

Recorded Oct 21 - 1913

250

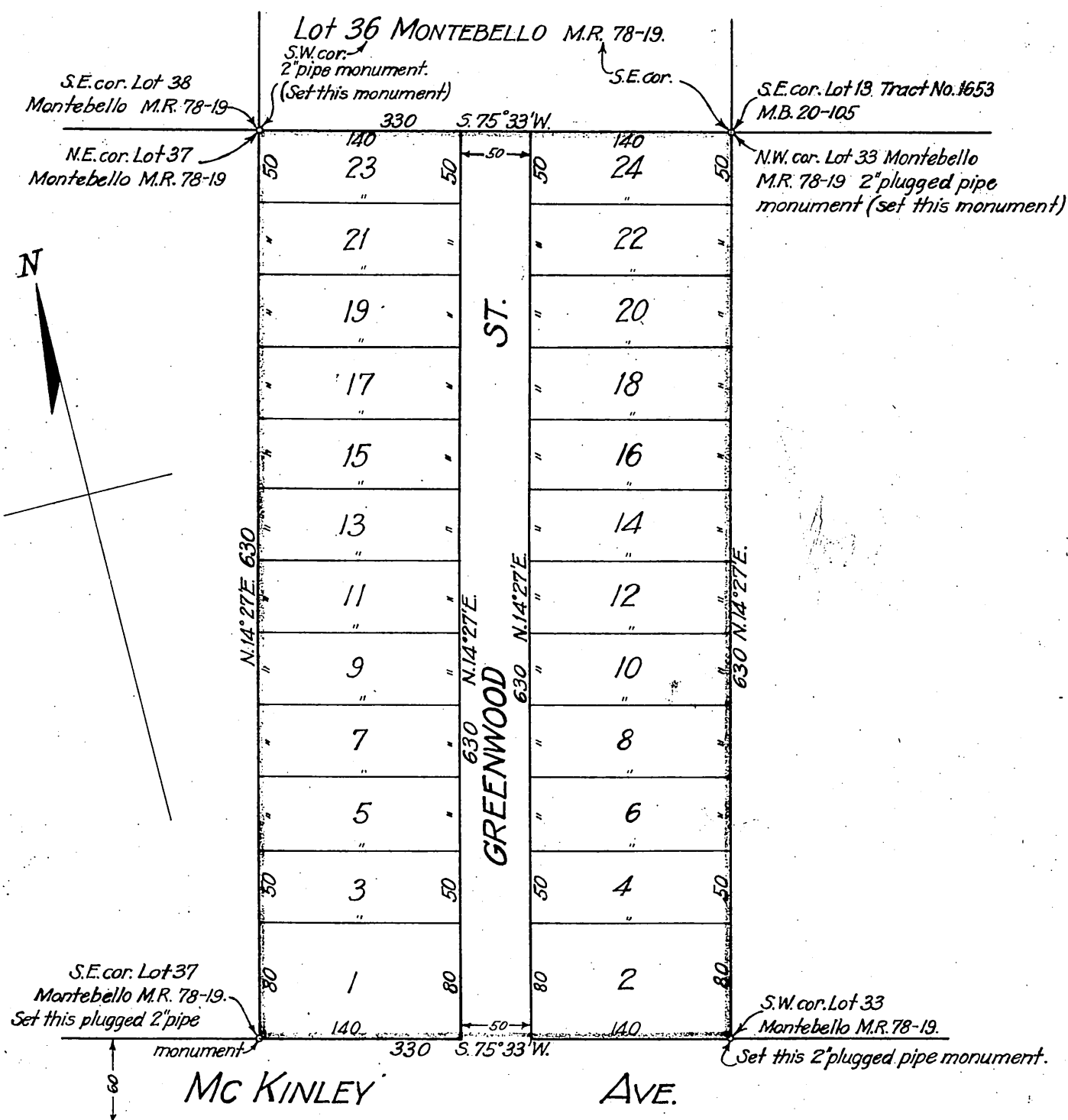
2

2512
H-671/2

MAP OF TRACT No. 2485

Being a subdivision of Lot No. 35
Montebello, Cal. Recorded in Book 78 page 19 et seq
Miscellaneous Records L.A. County
Sept. 13, 1913.
Scale 1"=100'

C.H. Porter Civil Engineer



McKinley Ave. changed to Washington Blvd. D: 41-12 Ord. 85

Owners-Irene M. Klein
Morris Klein

Recorded Sept. 25, 1913

Sh. 36

TRACT No. 6206

IN THE CITY OF MONTEBELLO

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE EASTERLY ONE-HALF OF

LOT 47 MONTEBELLO AS RECORDED IN BOOK 78, PAGES 19-23 MISCELLANEOUS RECORDS,

RECORDS OF LOS ANGELES COUNTY.

The bearing of Whittier Avenue Montebello, as recorded in M.R. 78-19-23
Records of Los Angeles County Was taken as basis of bearings on this Map.
Surveyed February 4th 1923
Scale - 1 inch = 100 Feet.

WHITTIER

AVENUE.

I, E.F. Godso, hereby certify that I am a Civil Engineer and that this map correctly represents a survey made under my supervision Feb. 4th 1923 and that all of the monuments, shown hereon, actually exist and their positions are correctly shown.

E. F. Godso.

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the colored border line and hereby dedicate to the public use all the avenues, streets and alleys shown on said map within said subdivision.

State of California } s.s.
County of Los Angeles } On this _____ day of _____ in the year one thousand
ninethundred and twenty three before me _____ a Notary Public
in and for said County of Los Angeles, State of California residing therein
duly commissioned and sworn, personally appeared _____
_____ and _____
_____ and _____

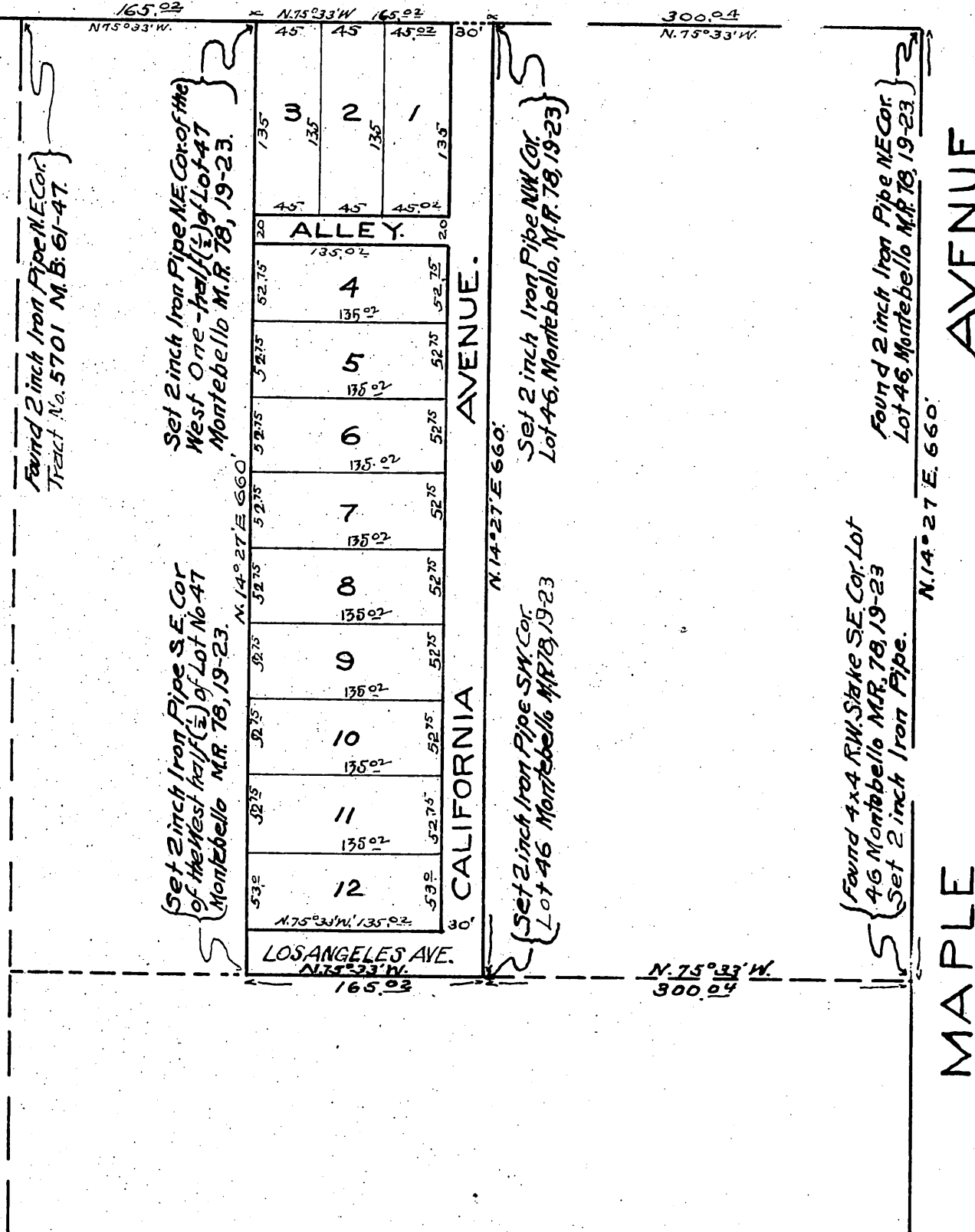
known to me to be the persons whose names are subscribed to the
within instrument and acknowledged to me that they executed the
same. In witness whereof, I have hereunto set my hand and affixed
my official seal the day and year in this certificate first above
written.

Notary Public in and for Los Angeles County State of California.

I hereby certify that the Board of Trustees of the City of Montebello by
resolution adopted _____ 1923, approved the attached map
and accepted on behalf of the public, for highway purposes all the
avenues, streets and alleys shown upon said map and therein
offered for dedication as public highways.

Dated _____ 1923

City Clerk.



FEB 28 1923
57 3 PM
64
73
Mafu

Beatonian
5⁰⁰ Deputy

TRACT NO. 6503.

76-39

In the City of Montebello
County of Los Angeles, State of California.
Being a subdivision of a portion of Lot 100 Montebello
as recorded in Book 78 Pages 19-23 of Miscellaneous Records,
Records of Los Angeles County.

Surveyed March 23 1923

Scale - 1 inch = 100 Feet.

E.F. Godso, Engineer.

The bearing of Washington Avenue, Montebello as shown on Map recorded in
Book 78; Pages 19-23 of Miscellaneous Records; Records of Los Angeles County
was taken as basis of bearings on this Map.

We hereby certify that we are the owners of or interested in the
land included within the subdivision shown on the annexed map,
and that we are the only persons whose consent is necessary
to pass a clear title to said land, and we consent to the making
of said map and subdivision as shown within the colored
border line and hereby dedicate to the public use all
avenues shown on said map within said subdivision.

George W. Lyons

Frederic W. Lyons

I, E.F. Godso, hereby certify that I am a Civil Engineer and that this
map correctly represents a survey made under my supervision
March 23rd 1923 and that all of the monuments, shown hereon,
actually exist and their positions are correctly shown.

E.F. Godso

State of California } s.s.
County of Los Angeles }

On this _____ day of _____
in the year one thousand nine hundred and twenty three before me
a Notary Public in and for said County of
Los Angeles, State of California residing therein duly commissioned
and sworn personally appeared _____

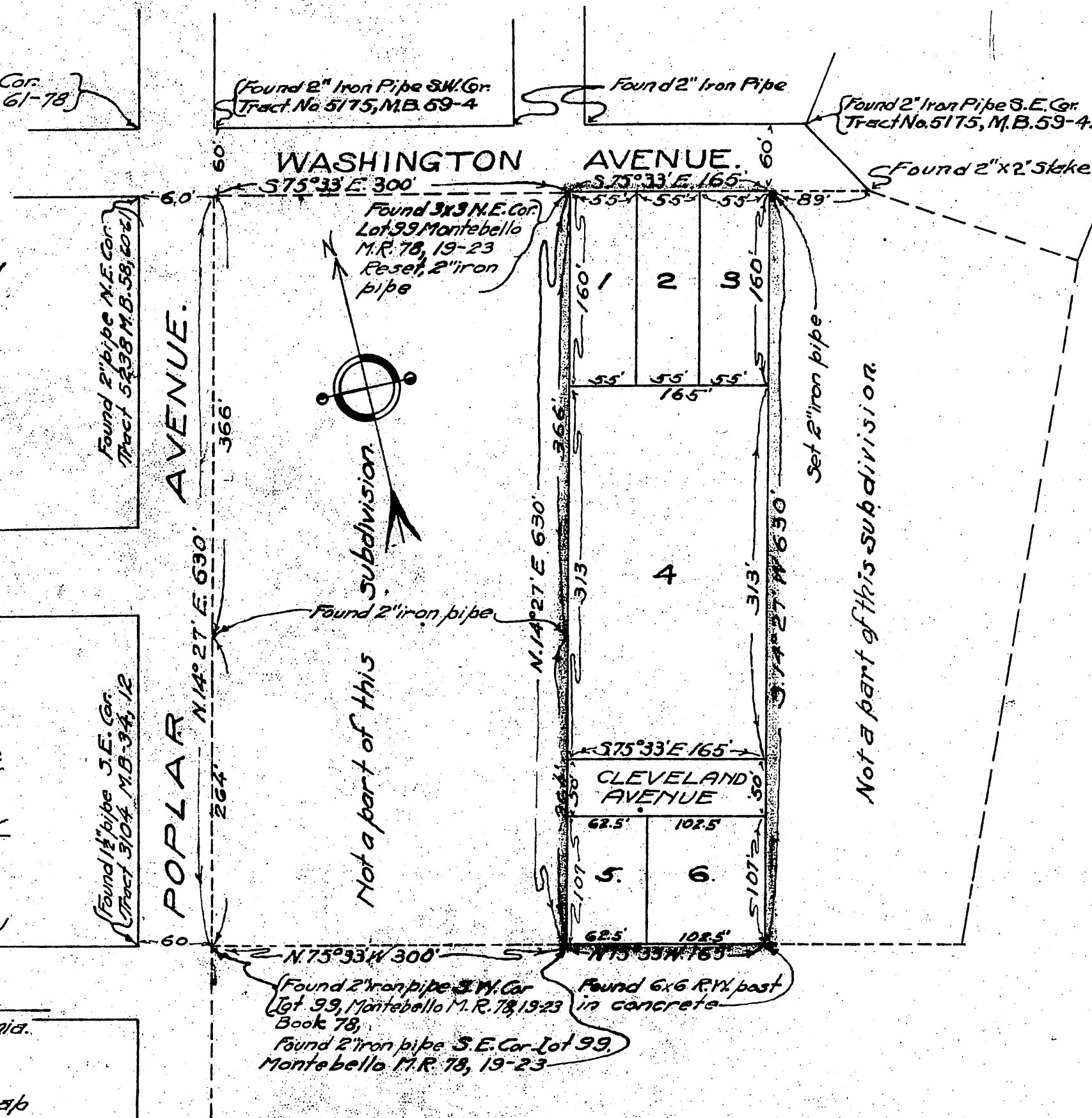
known to me to be the persons whose names are subscribed to the
within instrument and acknowledged to me that they executed
the same. In witness whereof, I have hereunto set my hand and
affixed my official seal the day and year in this certificate
first above written.

Notary Public in and for Los Angeles County State of California.

I hereby certify that the Board of Trustees of the City of Montebello by
resolution adopted July 21, 1923, approved the attached map
and accepted on behalf of the public, for highway purposes the
Avenue shown upon said map and therein offered for
dedication as public highways.

Dated July 21, 1923

Deputy City Clerk.



29 SEP 7 1923
1 PM
76
39
Maps
RECORDS, LOS ANGELES
COUNTY, CALIF.
E.F. Godso
500
Carpenter

No. 6503

500.00
Tract

9/7/23

J. Burnham

Sept. 7, 1923.
Chad F. Balboun
checked by W.B.C.

Filed in County Surveyors Office Aug 4-1923

Valentine J. Rowan do hereby certify that the map of the
Westerly Tract (Sheet 1)
is recorded in Book 16 Page 68 of Maps.

RECORDED
SEP 7 1923
22 MIN 3 PM
IN BOOK 16
AT PAGE 68
OF MAPS
RECORDS LOS ANGELES
COUNTY CAL.
By *W. J. Rowan*
Cashier
500

SHEET 2
Westerly Tract (Sheet 1)
is recorded in Book 16 Page 68 of Maps.

and hereby dedicate for public use all of the streets and alleys shown on said Map.
within said colored border line.
Valentine J. Rowan
Frederick P. Dalton
Mary E. Baskerville

31 August 25
H. M. Griffin
Title Insurance and Trust Co.
Order No. 684443 dated AUGUST 15 1923
It appears from the records of said City and County that
Sarah E. Dalton, Frederick P. Dalton, and
Mary E. Baskerville are the only persons whose names
are necessary to be recorded for dedication for streets and alleys shown on this sub-
division map within the colored border line.
John A. Griffin
Sept 5 23 *J. R. Baskerville*

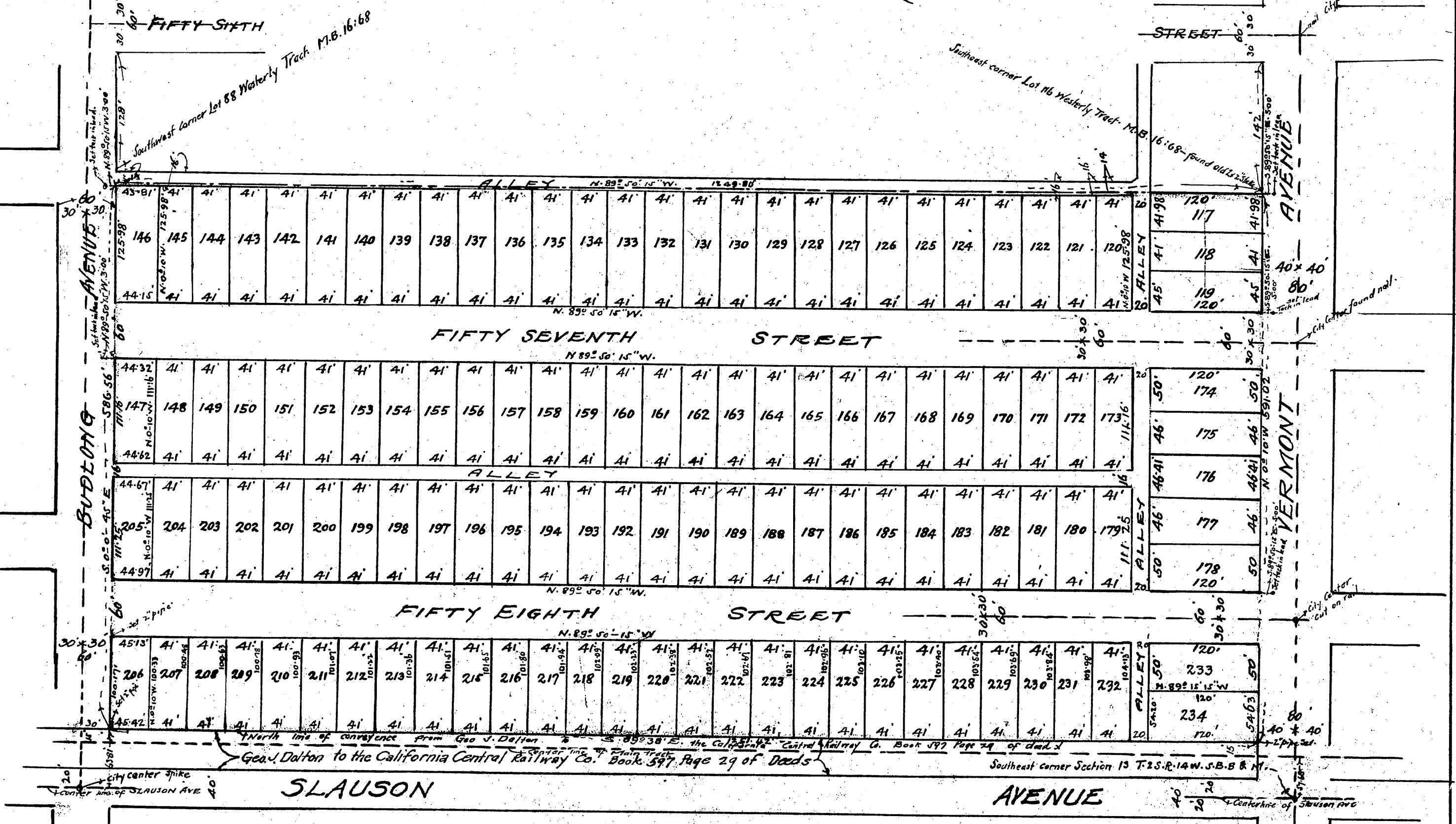
Tract (Sheet No. 2)
4000.00
Westerly
V. Burnham
9/7/23

September 23
Note: The basis of bearings as shown on
this map is the bearing of Vermont Ave.
(N. 62° 00' 00" W.) as per Westerly Tract, N.B. 16:68
6 September 23
Robt Dominguez

MAP
of the
WESTERLY TRACT
- in the -

City of Los Angeles, California
being a subdivision of a portion of the Southeast one-quarter
of Section 13 Township 2 South, Range 14 West San Bernardino
Base and Meridian.

Scale 100' = 1"
Surveyed in July 1923
by V. J. Rowan & J. E. Roberts Surveyors



Sept. 7, 1923
Blad F. Calhoun
Sept 5 23
John A. Griffin
Mary E. Baskerville

THIS IS TO CERTIFY THAT THE MAP OF
WESTERLY TRACT
WAS APPROVED AT A MEETING OF THE
CITY PLANNING COMMISSION HELD ON
THE 14th DAY OF AUGUST 1923.
Mary E. Baskerville
Secretary
Filed in County Surveyors Office Aug 14 1923

Sept 23
Robt Dominguez

TRACT NO 4986
IN THE CITY OF MONTEBELLO
COUNTY OF LOS ANGELES STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 96
MONTEBELLO AS RECORDED IN BOOK 78 PAGES 19 TO 23
MISCELLANEOUS RECORDS
RECORDS OF LOS ANGELES COUNTY

Surveyed Jan. 31st 1925

Scale 1"=100'

E.F. Godso, Engineer.

1924 3 1925

The bearings of WASHINGTON AVENUE, Montebello, as recorded in Book 78, Pages 19 to 23; Miscellaneous Records; Records of Los Angeles County, was taken as basis of bearings on this map.

I, E. F. Godso, hereby certify that I am a Civil Engineer and that this map consisting of one sheet correctly represents a survey made under my supervision Jan. 31st 1925 and that all of the monuments, shown hereon, actually exist and their positions are correctly shown.

E. F. Gordo.

We hereby certify that we are the owners of, or interested in the land included in the subdivision shown on the annexed map and that said land is registered under The Torrens System (so called), in the office of the Registrar of Titles, in and for the County of Los Angeles, as shown by Certificate Numbers CN-30957, CN-30958
CN-30959, CN-30960, CN-30961, CN-30962, of the Register of Titles, and that said certificates show that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the colored border line. and hereby dedicate to the public use the streets shown on said map within said subdivision.

State of Illinois) S.S. On this _____ day of _____ in the year one
Champaign County)
a thousand nine hundred and twenty five, before me _____
a Notary Public in and for said Champaign County, State of Illinois
residing therein duly commissioned and sworn personally appeared _____

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same, in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for Champaign County, State of Illinois.

State of Illinois } S.S. On this 21 day of 1 in the year one
thousand nine hundred and twenty five, before me _____
a Notary Public in and for said Cook County, State of Illinois
residing therein duly commissioned and sworn personally appeared

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for Cook County, State of Illinois

State of Illinois } S.S. On this _____ day of _____ in the year one
Cook County } thousand nine hundred and twenty five, before me _____
a Notary Public in and for said Cook County, State of Illinois
residing therein duly commissioned and sworn personally appeared _____

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same, In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for Cook County, State of Illinois

I hereby certify that the Board of Trustees of the City of Montebello by resolution adopted _____, 1925 approved the attached map, and accepted on behalf of the public, for highway purposes, the streets shown upon said map and therein offered for dedication as public highways. Dated _____, 1925.

City clerk.

Found N. & T. City Engineers Survey
Field Book No. 1 Page No. 27

Found N&T City Engineer Survey
Field Book N^o 1 Page N^o 7

Found N&T City Engineers Survey
Field Book N81 Page N812

Found 2" iron pipe, SW. Cor. Lot 33
Tract N^o 5238 MB 58-60

Found N&T City Engineers Survey
Field Book No 1 Page No 7

State of California
County of Los Angeles

S.S. On this 1st day of January in the year One
thousand nine hundred and twenty five, before me
a Notary Public in and for said County of Los Angeles, State of California
residing therein duly commissioned and sworn personally appeared

known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

Notary Public in and for Los Angeles County, State of California.

State of California } S.S. On this day of in the year one
(County of Los Angeles) }
thousand nine hundred and twenty five, before me
a Notary Public and for said County of Los Angeles, State of California
residing therein duly commissioned and sworn personally appeared

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same, in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for Los Angeles County, State of California

560.00

Tract

No. 4986

71 Burnham

TRACT N^o 9647

IN THE CITY OF MONTEBELLO
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOT 122 MONTEBELLO,
 AS RECORDED IN BOOK 78, PAGES 19 TO 23 MISCELLANEOUS RECORDS,
 RECORDS OF LOS ANGELES COUNTY

SURVEYED NOVEMBER 3 1926

SCALE 1"=100'

J.L. COLE ENGINEER

27 AUG 31 1927
 142
 16
 MASS

THE BEARINGS OF WASHINGTON AVENUE, MONTEBELLO, AS
 RECORDED IN M.R. 78, 19 TO 23 RECORDS OF LOS ANGELES
 COUNTY, WAS TAKEN AS BASIS OF BEARINGS ON THIS MAP

I, J.L. COLE, HEREBY CERTIFY THAT I AM A CIVIL ENGINEER,
 AND THAT THIS MAP, CONSISTING OF ONE SHEET, CORRECTLY
 REPRESENTS A SURVEY MADE UNDER MY SUPERVISION NOV. 3 1926
 AND THAT ALL THE MONUMENTS, SHOWN HEREON, ACTUALLY EXIST
 AND THEIR POSITIONS ARE CORRECTLY SHOWN.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR INTERESTED IN
 THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED
 MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY
 TO PASS A CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE MAKING OF
 SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINE
 AND HEREBY DEDICATE TO THE PUBLIC USE THE AVENUE AND STREET
 SHOWN ON SAID MAP WITHIN SAID SUBDIVISION

THE PACIFIC NATIONAL BANK OF LOS ANGELES

BY *[Signature]* VICE PRESIDENTBY *[Signature]* TRUST OFFICER

STATE OF CALIFORNIA } S.S. ON THIS _____ DAY OF _____ IN THE YEAR ONE THOUSAND
 COUNTY OF LOS ANGELES } NINE HUNDRED AND TWENTY SEVEN BEFORE ME _____ A
 NOTARY PUBLIC IN AND FOR SAID COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS _____ SUBSCRIBED TO THE
 WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
 SAME, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
 AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE
 FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE BOARD OF TRUSTEES OF THE CITY OF
 MONTEBELLO BY RESOLUTION ADOPTED _____ 1926 APPROVED THE
 ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC FOR HIGHWAY
 PURPOSES THE AVENUE, AND STREET SHOWN UPON SAID MAP AND
 THEREIN OFFERED FOR DEDICATION AS PUBLIC HIGHWAYS.

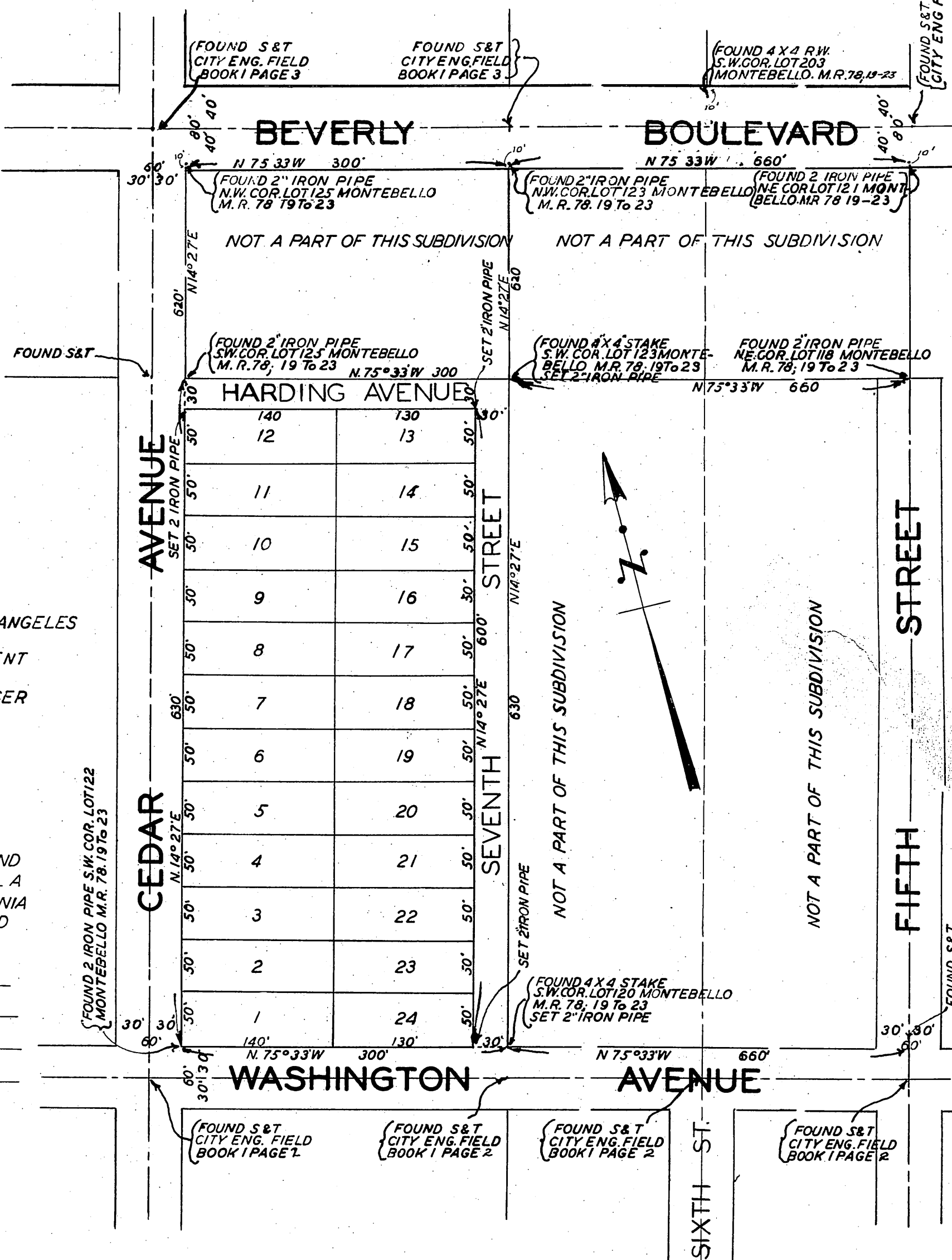
DATED *July 17* 1927

CITY CLERK

STATE OF CALIFORNIA } S.S. ON THIS *July* DAY OF *July* IN THE YEAR ONE
 COUNTY OF LOS ANGELES } THOUSAND NINE HUNDRED AND TWENTY SEVEN
 BEFORE ME *[Signature]* A NOTARY PUBLIC IN AND FOR
 SAID COUNTY OF LOS ANGELES, STATE OF CALIFORNIA RESIDING THEREIN,
 DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED.

[Signature] KNOWN TO ME TO BE THE VICE
 PRESIDENT AND *[Signature]* KNOWN TO ME TO BE THE TRUST OFFICER OF THE PACIFIC NATIONAL BANK OF LOS ANGELES
 THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND
 KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED
 THERETO AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED
 THE SAME, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND
 AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE
 FIRST ABOVE WRITTEN

NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY, STATE OF CALIFORNIA



1000 00
 tract

20 9647
 8-31-27

McLenn

31 Aug. 27

SEP 27 1927
10 AM
142
85
Maps

142-85

By *Wm Taylor*
Cashier
502

TRACT No 10083

PARTLY IN THE CITY OF MONTEBELLO AND PARTLY IN THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE WALTER L. VAIL'S 2000 ACRE TRACT IN THE RANCHO SAN ANTONIO AS SHOWN ON CS3555 AND MORE PARTICULARLY DESCRIBED AS A PORTION OF THE 487-94 ACRE TRACT OF LAND KNOWN AS BABBITT RANCH AS PER DEED 3851, PAGE 111, OFFICIAL RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

SCALE: 1"=100'

STATE OF CALIFORNIA } SS On this 8th day of July in the year one
COUNTY OF LOS ANGELES } thousand nine hundred and twenty seven before me *Mary D. South* a Notary
Public in and for said county of Los Angeles, State of California,
residing therein duly commissioned and sworn personally app-
eared *Edward E. Elliott* known to me to be the Vice President, and *J. H.
Griffin* known to me to be the "Assistant Secretary" of the
"SECURITY TRUST & SAVINGS BANK" the Corporation that exe-
cuted the within instrument, and known to me to be the persons
whose names are subscribed thereto, and acknowledged to me
that such Corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affix-
ed my official seal the day and year in this certificate first
above written.

Mary D. South
Notary Public in and for Los Angeles County
State of California

My commission expires

We hereby certify that we are the owners of or are interested in the land
included within the subdivision shown on the annexed map and
that we are the only persons whose consent is necessary to pass
a clear title to said land and we consent to the making of said
map and subdivision as shown within the colored border line, and
hereby dedicate to public use, all the Boulevard, Streets, Drives, Avenues,
Walks & Alleys within said subdivision.

SECURITY TRUST & SAVINGS BANK (OWNER)

Edward E. Elliott Vice President *J. H. Griffin* Asst. Secretary

SECURITY TRUST & SAVINGS BANK (MORTGAGEE)

Edward E. Elliott Vice President *J. H. Griffin* Asst. Secretary

Trustee

I hereby certify that the Board of Trustees of the City of Montebello
by resolution adopted *July 16 1927* approved the attached map
and accepted on behalf of the public, for highway purposes, the
Boulevard, Streets, Drives, Avenue, Walks & Alleys, shown upon said
map and therein offered for dedication as public highways.

Dated *July 22 1927*

City Clerk

I hereby certify that the Board of Trustees of THE CITY OF MONTEBELLO
by resolution adopted *July 16 1927* approved the attached map.
Dated *July 22 1927*

City Clerk

Tract No 10083
Tract No 10083 (1-2)

4000 ±

Sept 26, 1927

W. O. Cannon

STATE OF CALIFORNIA } SS On this 13 day of June in the year
COUNTY OF LOS ANGELES } one thousand nine hundred and twenty seven before me Mary B.
Mickel a Notary Public in and for said County of Los Angeles State
of California, residing therein duly commissioned and sworn
personally appeared *H. M. Keller* known to me to be the person
whose name is subscribed to the within instrument and he ac-
knowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed
my official seal the day and year in this certificate first above
written.

Mary B. Mickel
Notary Public in and for Los Angeles County
State of California.

My commission expires May 23rd 1931.

STATE OF CALIFORNIA } SS

COUNTY OF LOS ANGELES }

I, C. G. FITZGERALD hereby

certify that I am a civil engineer and that this map consisting
of 2 sheets correctly represents a survey made under my
supervision in May 1927 and that all of the monuments
shown hereon actually exist and their positions are correctly
shown.

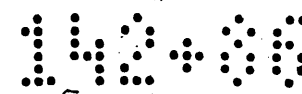
C. G. Fitzgerald C.E.
Sworn and subscribed to before me this 12th day of
May 1927. *Hazel T. H. H. H.*

Notary Public in and for said County of Los Angeles
State of California.

My commission expires May 23rd 1931 page 24, 1131

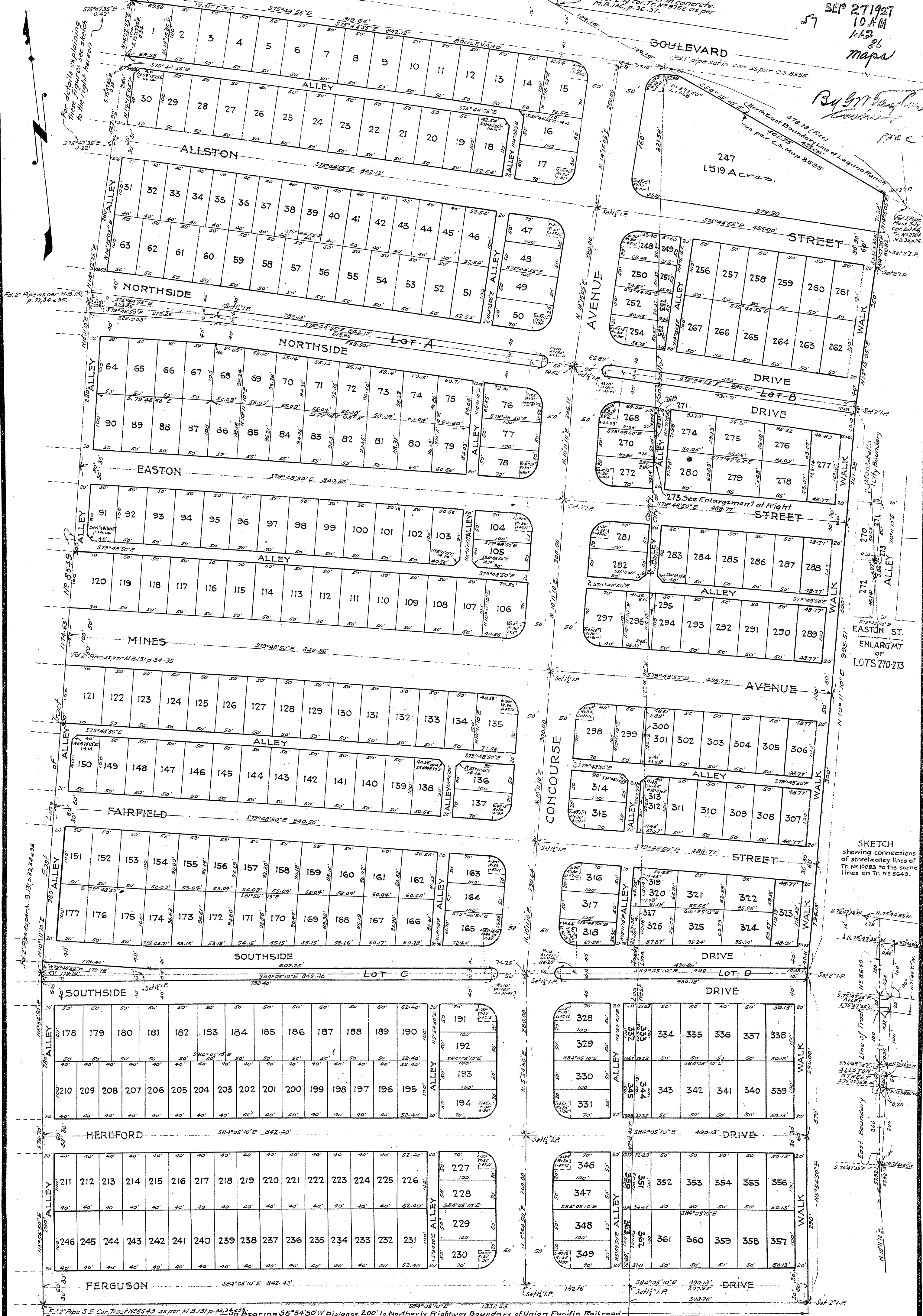
Basis of bearings of this tract taken from the bearing
of East Line of Tract No 8649 as per M.B. 131, P 34-35

Found 2" pipe in concrete.
at Ely cor. to N. 29° 52' 45" E
as per M.B. 131 p. 33, 34 & 35



SEP 27 1927
10 AM
142
maps

By G. M. Taylor



SKETCH
showing connections
of street/alley lines of
Tr. No. 10083 to the same
lines on Tr. No. 8649.

27 OCT 31 1927
2 144
9 M4P

TRACT No 10178

IN THE CITY OF MONTEBELLO

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE WALTER L. VAIL'S 2000 ACRE TRACT IN THE RANCHO SAN ANTONIO AS SHOWN ON CS3555 AND MORE PARTICULARLY DESCRIBED AS A PORTION OF THE 487.94 ACRE TRACT OF LAND KNOWN AS BABBITT RANCH AS PER DEED 3851, PAGE 111, OFFICIAL RECORDS OF LOS ANGELES COUNTY STATE OF CALIFORNIA AND ALSO KENSINGTON PARKWAY VACATED BY RESOLUTION No 452 OF THE CITY OF MONTEBELLO LOS ANGELES COUNTY, STATE OF CALIFORNIA.

Scale: 1"=50'

STATE OF CALIFORNIA } SS On this 1st day of Sep in the year one
COUNTY OF LOS ANGELES }
thousand nine hundred and twenty six before me, R. H. [Signature], a Notary
Public in and for said county of Los Angeles, State of California,
residing therein duly commissioned and sworn personally app-
eared, E. H. Taylor known to me to be the "Vice President, and"
J. S. [Signature] known to me to be the "Assistant Secretary" of the
"SECURITY TRUST & SAVINGS BANK" the Corporation that exe-
cuted the within instrument, and known to me to be the persons
whose names are subscribed thereto, and acknowledged to me
that such Corporation executed the same.
IN WITNESS WHEREOF I have hereunto set my hand and affix-
ed my official seal the day and year in this certificate first
above written.

[Signature]
Notary Public in and for Los Angeles County
State of California

My commission expires July 20th 1931

We hereby certify that we are the owners of or are interested in the land
included within the subdivision shown on the annexed map and
that we are the only persons whose consent is necessary to pass
a clear title to said land and we consent to the making of said
map and subdivision as shown within the colored border-line, and
hereby dedicate to public use, all the Boulevard, Streets, Drives, Avenues,
Walks, Ways & Alleys within said subdivision.

SECURITY TRUST & SAVINGS BANK (OWNER)

Vice President

Asst. Secretary

SECURITY TRUST & SAVINGS BANK (MORTGAGEE)

Vice President

Asst. Secretary

Trustee

STATE OF CALIFORNIA } SS On this 5th day of Oct in the year
COUNTY OF LOS ANGELES }
one thousand nine hundred and twenty seven before me, Mary B.
Mickel, a Notary Public in and for said County of Los Angeles State
of California, residing therein duly commissioned and sworn
personally appeared H. W. Keller known to me to be the person
whose name is subscribed to the within instrument and he ac-
knowledged to me that he executed the same.
IN WITNESS WHEREOF I have hereunto set my hand and affixed
my official seal the day and year in this certificate first above
written.

Mary B. Mickel
Notary Public in and for Los Angeles County
State of California

My commission expires May 23rd 1931

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }
I, C. G. FITZGERALD hereby
certify that I am a civil engineer and that this map consisting
of 6 sheets correctly represents a survey made under my
supervision in September 1927 and that all of the monuments
shown hereon actually exist and their positions are correctly
shown.

C. G. Fitzgerald CE
Sworn and subscribed to before me this 13th day of Oct, 1927

Mary B. Mickel
Notary Public in and for said County of Los Angeles
State of California
My commission expires May 23rd 1931

Basis of bearings of this tract taken from the bearing
of the East Line of Tract No 10083 according to M. B. 142-85-86,
Records of Los Angeles County, State of California.

I hereby certify that the Board of Trustees of the City of Montebello
by resolution adopted Oct 1st 1927 approved the attached map
and accepted on behalf of the public for highway purposes the
Boulevard, Streets, Drives, Avenues, Walks, Ways & Alleys shown upon
said map and therein offered for dedication as public highways.

Dated Oct 14 1927

[Signature]
City Clerk

I hereby certify that the Board of Trustees of THE CITY OF MONTEBELLO
by resolution adopted Oct 1st 1927 approved the attached map
Dated Oct 14 1927

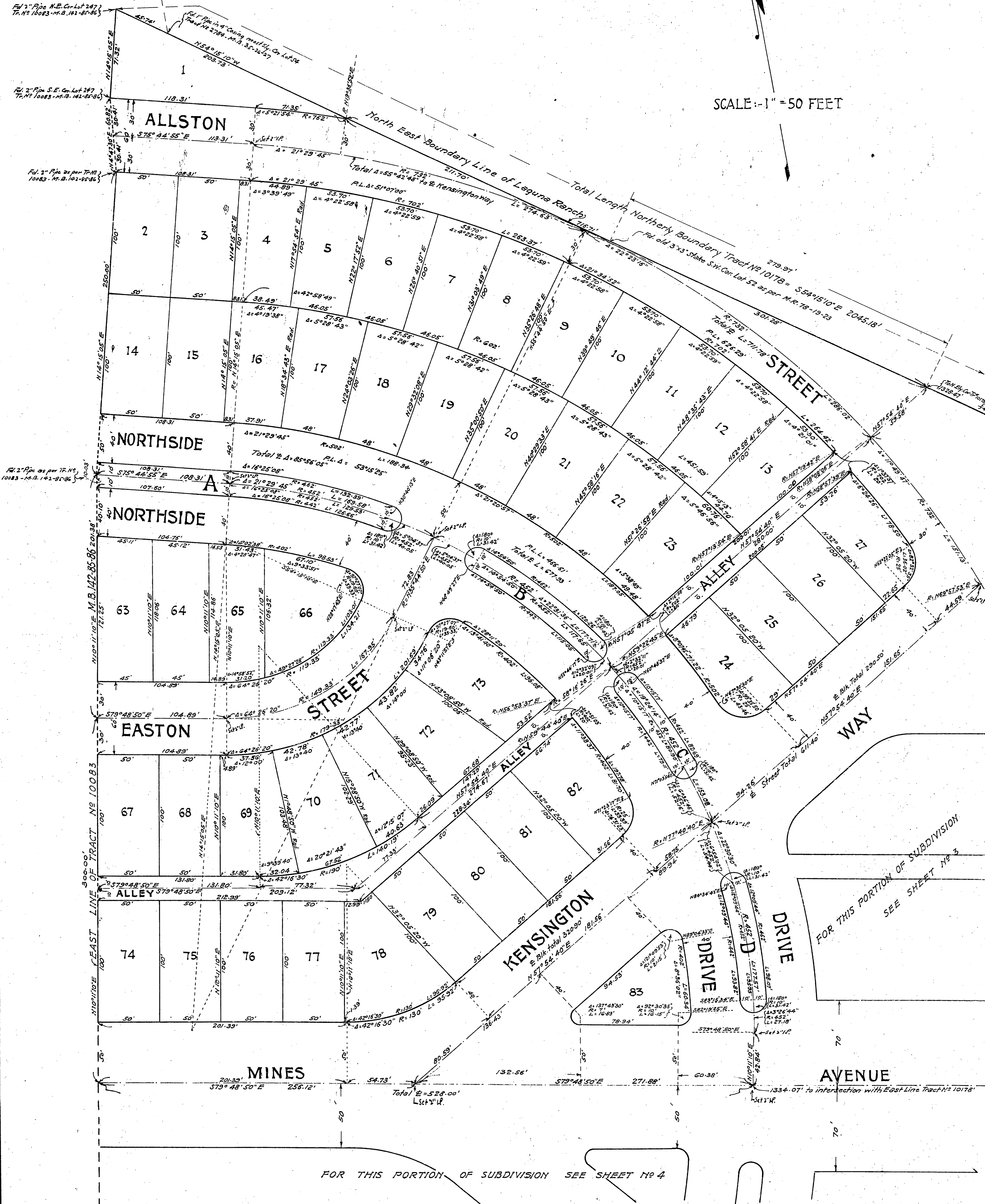
[Signature]
City Clerk

144:10

OCT 31 1927
27 2 144
10 Map

Matsecke
Full Coshin

SCALE - 1" = 50 FEET





OCT 31 1927
2 144
11 Map

Matsekko
Free Cashier

SCALE: 1" = 50 FEET

ALLSTON

SEE SHEET No 2

MEDFORD

MILLIS

KENSINGTON

NORTHSIDE
FOR THIS PORTION OF SUBDIVISION

STREET

STREET

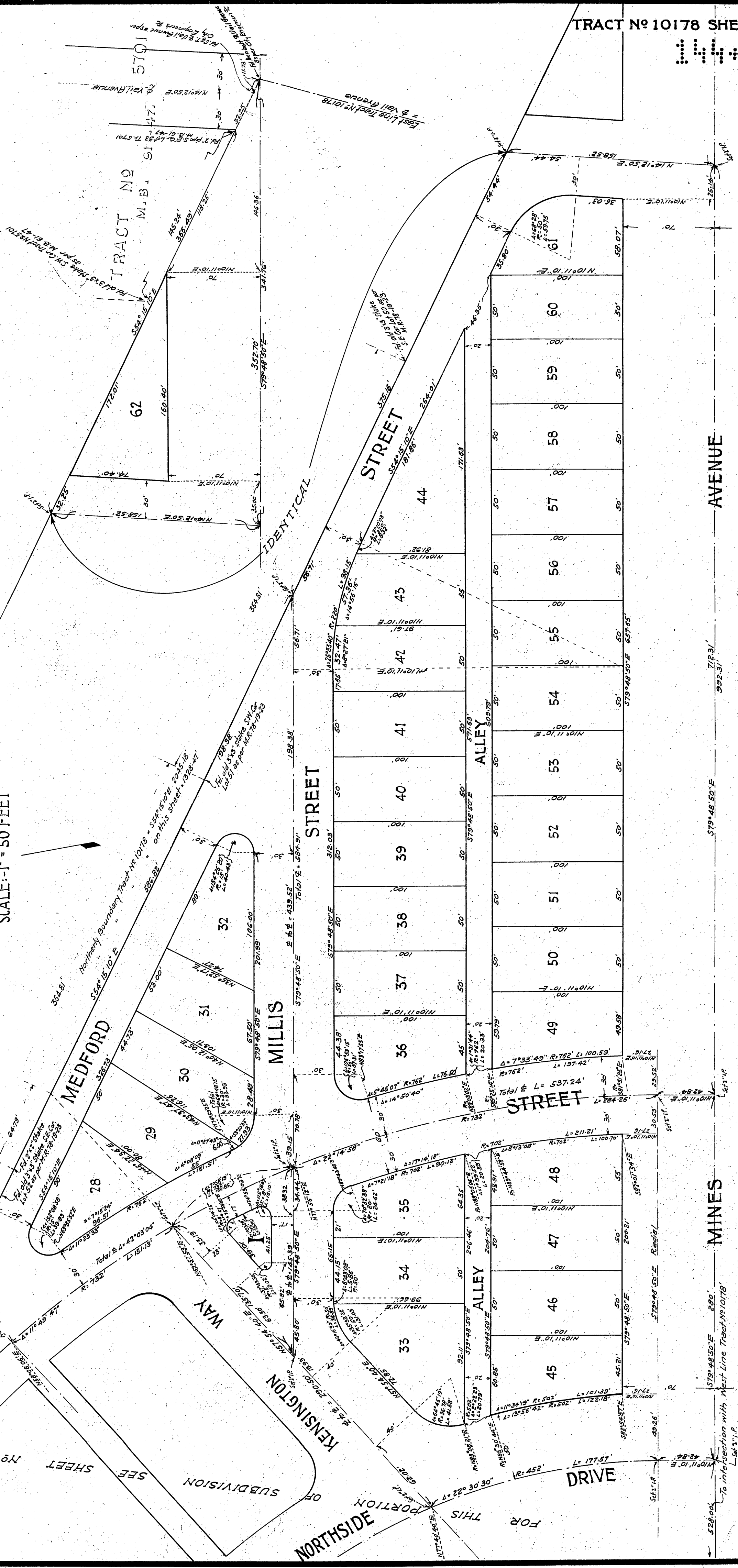
ALLEY

STREET

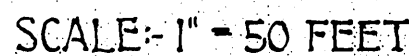
MINES

AVENUE

FOR THIS PORTION OF SUBDIVISION SEE SHEETS No 5 & 6



Smatschke
Free Cashier



OCT 31 1927
27 2 144
14
M.B. 61-47

FOR THIS PORTION OF SUBDIVISION SEE SHEET No 3

Boymatsecke
Full Cashier

MINES

AVENUE

VAIL AVE

5701

Fd. 2" Iron Pipe
Most Wly Cor. Lot 33,
Tr. No 5701, M.B. 61, p. 47.

WALTON BLVD

AVENUE

COLEGROVE AVENUE

TRACT M.B.

Fd. 2" Iron Pipe
Most Wly Cor. Lot 21,
Tr. No 5442, M.B. 98, p. 47.

SCALE: 1" = 50 FEET

NOT A PART OF THIS SUBDIVISION

PICKERING WAY

FERGUSON DRIVE

DRIVE

MALDEN DRIVE

DRIVE

VAIL

WESTERLY LINE EL CARMEL TRACT M.B. 7, 134-135

Total South Boundary Tract No 10178 = 1553.69'

To N. Line U.P.R.R. R/W

To N. Line U.P.R.R. R/W

144.34

Nov 5 1927
144
34
maps

E. J. Halladay
500

TRACT N^o 8502

IN THE CITY OF MONTEBELLO
BEING A SUBDIVISION OF LOT 30 & PORTIONS OF LOTS 26, 27, 28, 29,
31; 32; 33; 34; 35; 36; 37; 38; 39; 40; 41; 42; 43
44; 47 & 48 OF TRACT N^o 2784,

As per Map Book 35 pages 26 & 27 Records,
of Los Angeles County, California.

AND ALSO OF LOTS 52 & 53 AND PORTIONS OF LOTS 49,
50, 51, 54 & 55 OF TRACT N^o 7185 AS PER MAP BOOK 135, PAGES
65-80 RECORDS OF LOS ANGELES COUNTY
CALIFORNIA

SCALE: 1"=50 FT.

We hereby certify that we are the owners of or are interested in
the land included within the subdivision shown on the annexed map
and that we are the only persons whose consent is necessary to pass a
clear title to said land and we consent to the making of said map
and subdivision as shown within the colored border line and hereby
dedicate to the public use all the Boulevard, Avenues, Alleys,
Via Val Verde, Via Luneta, Via Corona, walks, plazas,
Streets, Via San Delarrio, Via Acosta, Via Norte, Via San Clemente, Via Vista,
Via Allamira, Via Lucia, within said subdivision.

UNION BANK & TRUST CO. OF LOS ANGELES.

Milton E. Getz
Vice President.

A. B. Hathrop
Secretary.

SOUTHERN CALIFORNIA EDISON CO.

W. B. Spratt
Vice President.

H. S. Ross
Secretary.

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 26th day of October in the
year One thousand nine hundred and twenty seven, before me,
Dan K. Cameron, a Notary Public in and for
said County of Los Angeles, State of California residing therein
duly commissioned and sworn, personally appeared

Milton E. Getz, known to me to be the Vice President, and
A. B. Hathrop, known to me to be the Secretary of the
UNION BANK & TRUST CO. OF LOS ANGELES, the
corporation that executed the within instrument, and known
to me to be the persons whose names are subscribed thereto, and
acknowledged to me that such corporation executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year in this certificate first above written.

Notary Public in and for Los Angeles County, State of California.

My commission expires _____.

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this first day of November in the
year One thousand nine hundred and twenty seven, before me,
H. S. Ross, a Notary Public in and for
said County of Los Angeles, State of California, residing therein
duly commissioned and sworn, personally appeared.

G. C. Ward, known to me to be the Vice President and
H. B. Spratt, known to me to be the Asst. Secretary of the

SOUTHERN CALIFORNIA EDISON CO the
corporation that executed the within instrument, and known
to me to be the persons whose names are subscribed thereto, and
acknowledged to me that such corporation executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year in this certificate first above written.

Notary Public in and for Los Angeles County, State of California.

My commission expires Jan. 25, 1928.

Basis of bearings of this tract taken from the bearing of
Easterly Boundary Line of Tr. N^o 10161- N. 0°13'05"W. as per
M. B. 144, p. 26-31.

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

I, C. G. FITZGERALD, hereby certify that I am a civil engineer
and that this map consisting of 13 sheets correctly represents
a survey made under my supervision in Sept. 1927 and that
all of the monuments shown hereon actually exist and their
positions are correctly shown.

C. G. Fitzgerald
Civil Engineer

Sworn and subscribed to before me this 27th day of Oct. 1927.

Mary B. Muelke
Notary Public in and for Los Angeles County, State of California

My commission expires May 23rd, 1931.

I hereby certify that the Council of the City of Montebello
by resolution adopted, Oct 25 1927 approved the attached map
and accepted on behalf of the public, for highway purposes, the
Boulevard, Avenues, Alleys, Via Val Verde, Via Luneta,
Via Corona, walks, plazas, Streets, Via San Delarrio, Via Acosta, Via Norte, Via
San Clemente, Via Vista, Via Allamira, Via Lucia, shown upon said map
and therein offered for dedication as public highways.

Dated: Oct 25 1927

H. S. Ross
CITY CLERK.

I hereby certify that the Council of the City of Montebello
by resolution adopted, Oct 25 1927 approved the attached map
Dated: Oct 25 1927.

H. S. Ross
CITY CLERK.

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this day of in the year
one thousand nine hundred and twenty seven before me,
a Notary Public in and for said
County of Los Angeles, State of California, residing therein
duly commissioned and sworn personally appeared
MARY B. CATES, known to me to be the person whose name
is subscribed to the within instrument and she acknowledged
to me that she executed the same.

Notary Public in and for Los Angeles County, State of California.
My commission expires _____.

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this day of in the year
one thousand nine hundred and twenty seven before me,
a Notary Public in and for said
County of Los Angeles, State of California, residing therein
duly commissioned and sworn personally appeared
EDNA BICKNELL BAGG, known to me to be the person whose name
is subscribed to the within instrument and she acknowledged
to me that she executed the same.

Notary Public in and for Los Angeles County, State of California.
My commission expires _____.

Nov. 5, 1927
J. L. Dodds

SCALE: 1"=50 FT.

HENDRICKS

STREET

BEVERLY VIA

VIA

SAN DELARRO

SAN

CLEMENTE

VIA

ACOSTA

BOULEVARD

NOT A PART OF THIS SUBDIVISION

SUBDIVISION

ALLEY

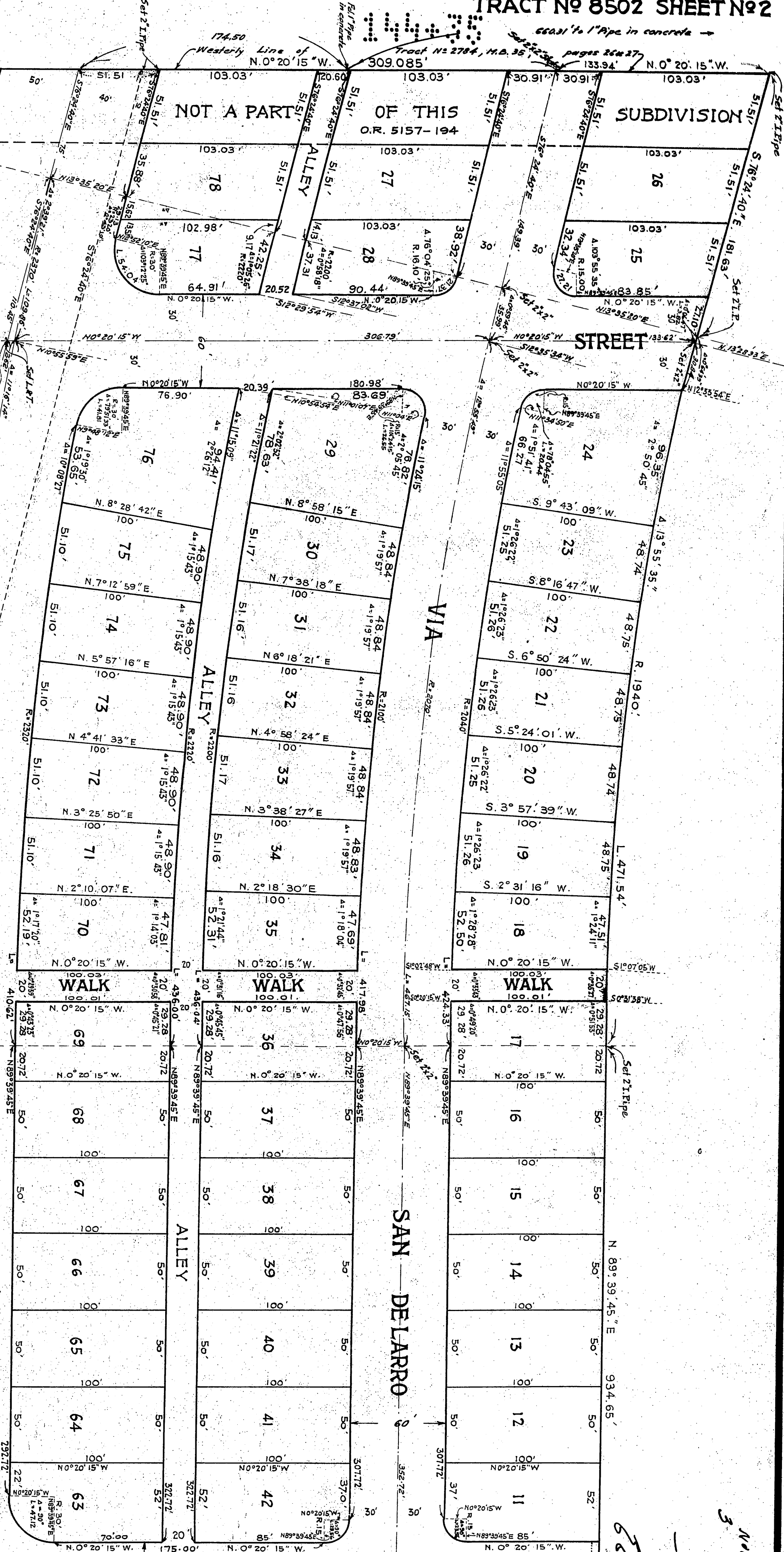
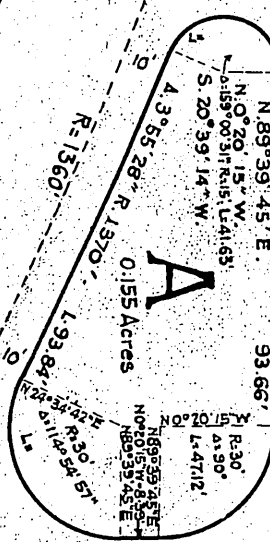
ALLEY

ALLEY

FOR THIS PORTION OF SUBDIVISION SEE SHEET No 5

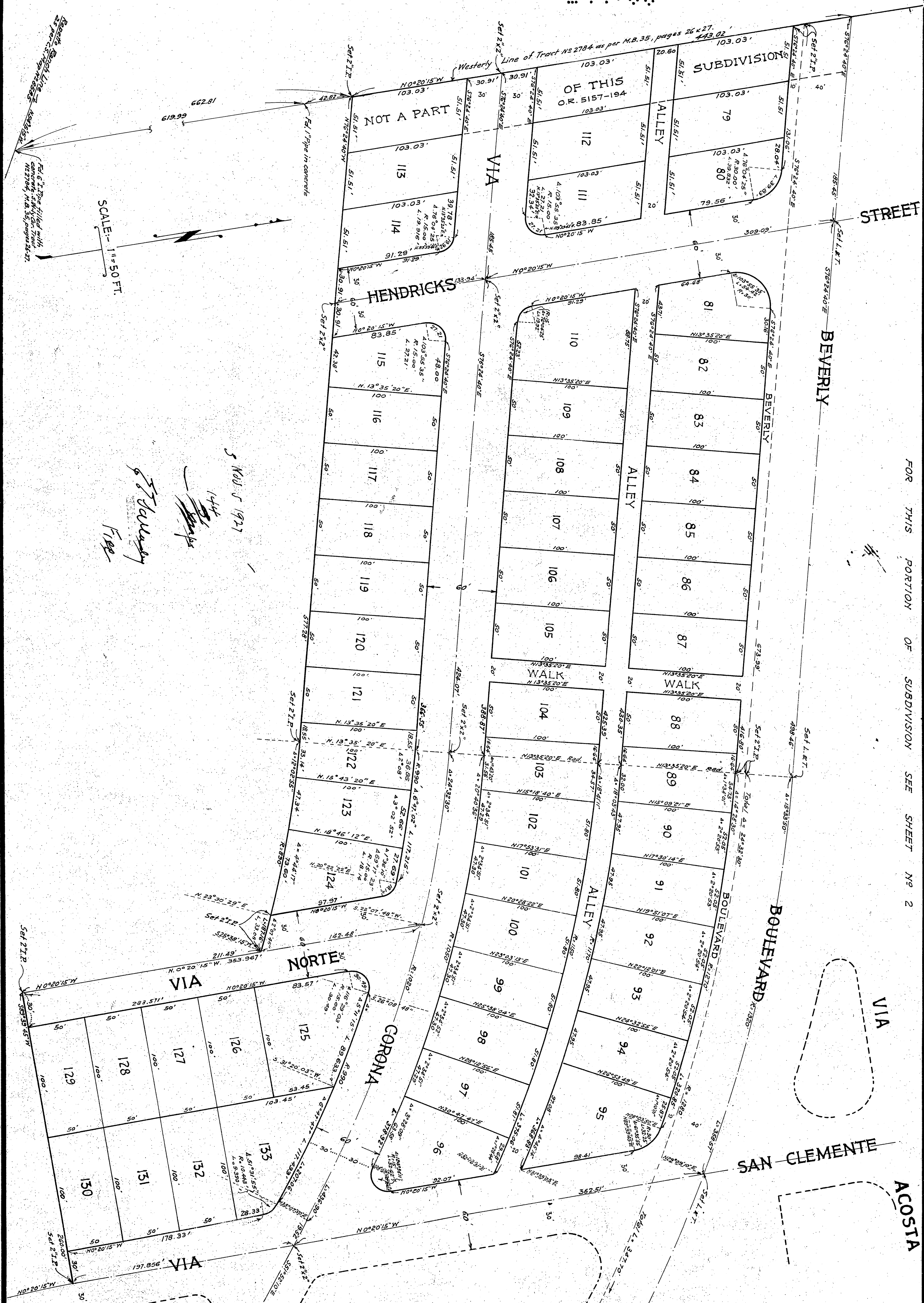
FOR THIS PORTION OF SUBDIVISION SEE SHEET No 4

3 Nov 5 1927
144
35
may
E. St. Anthony

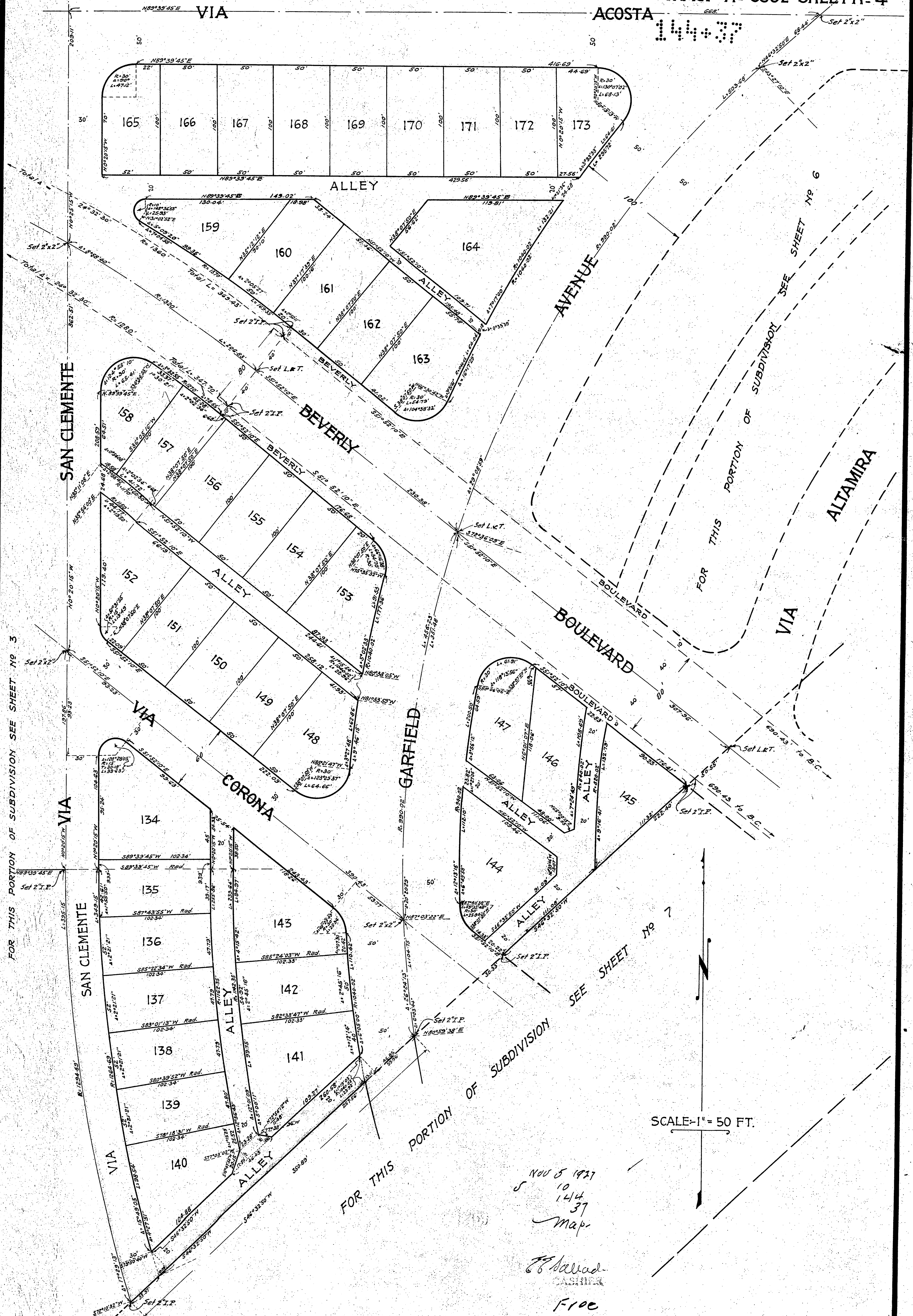


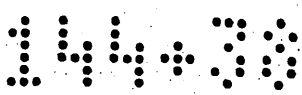
FOR THIS PORTION OF SUBDIVISION SEE SHEET No 3

FOR THIS PORTION OF SUBDIVISION SEE SHEET N° 2

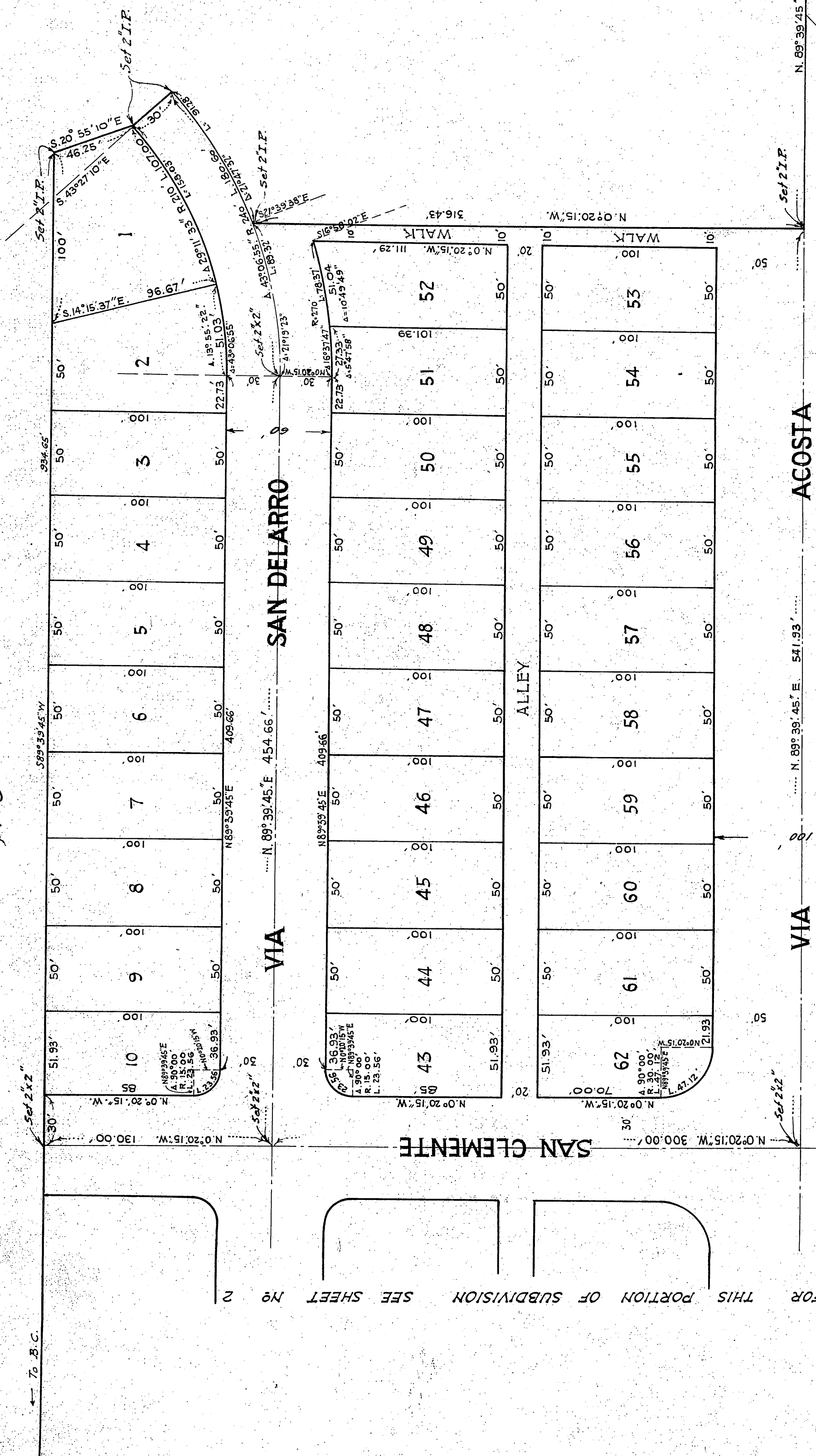


14437





SCALE 1"=50 FT.



VIA ALTAMIRA

FOR THIS PORTION OF SUBDIVISION SEE SHEET Nº 6

GARFIELD AVE

FOR THIS PORTION OF SUBDIVISION SEE SHEET Nº 4

ACOSTA

VIA

VIA

SAN CLEMENTE

SAN DELARRO

VIA

TO B.C.

3 Nov 5, 1957
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62
Maps
J. J. Salas
F. J. C.

144-39

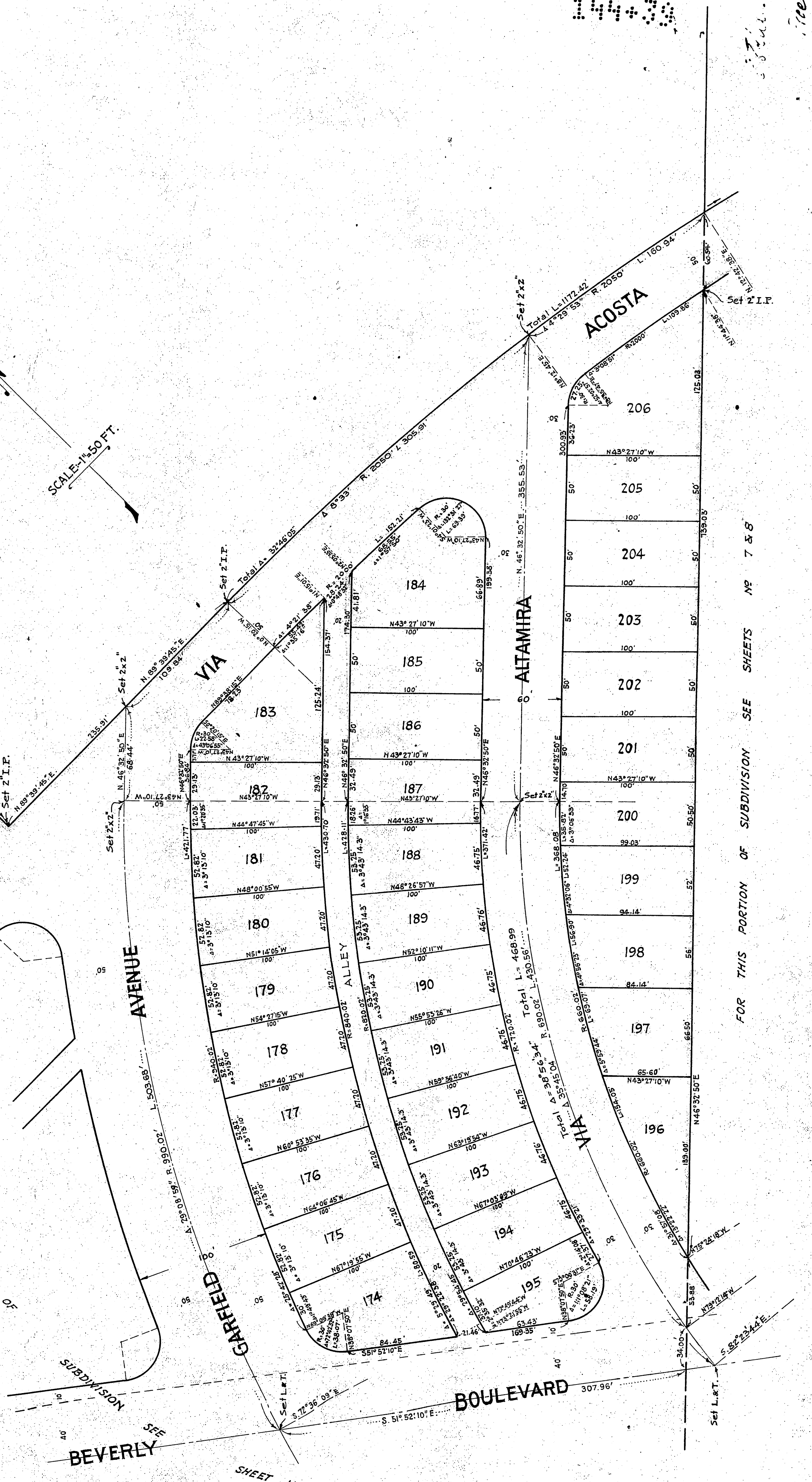
100

FOR THIS PORTION OF SUBDIVISION SEE SHEET NO 5

FOR THIS PORTION OF SUBDIVISION SEE SHEET NO 7 & 8

FOR THIS PORTION OF SUBDIVISION SEE SHEET NO 7 & 8

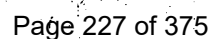
SCALE: 1"=50 FT.

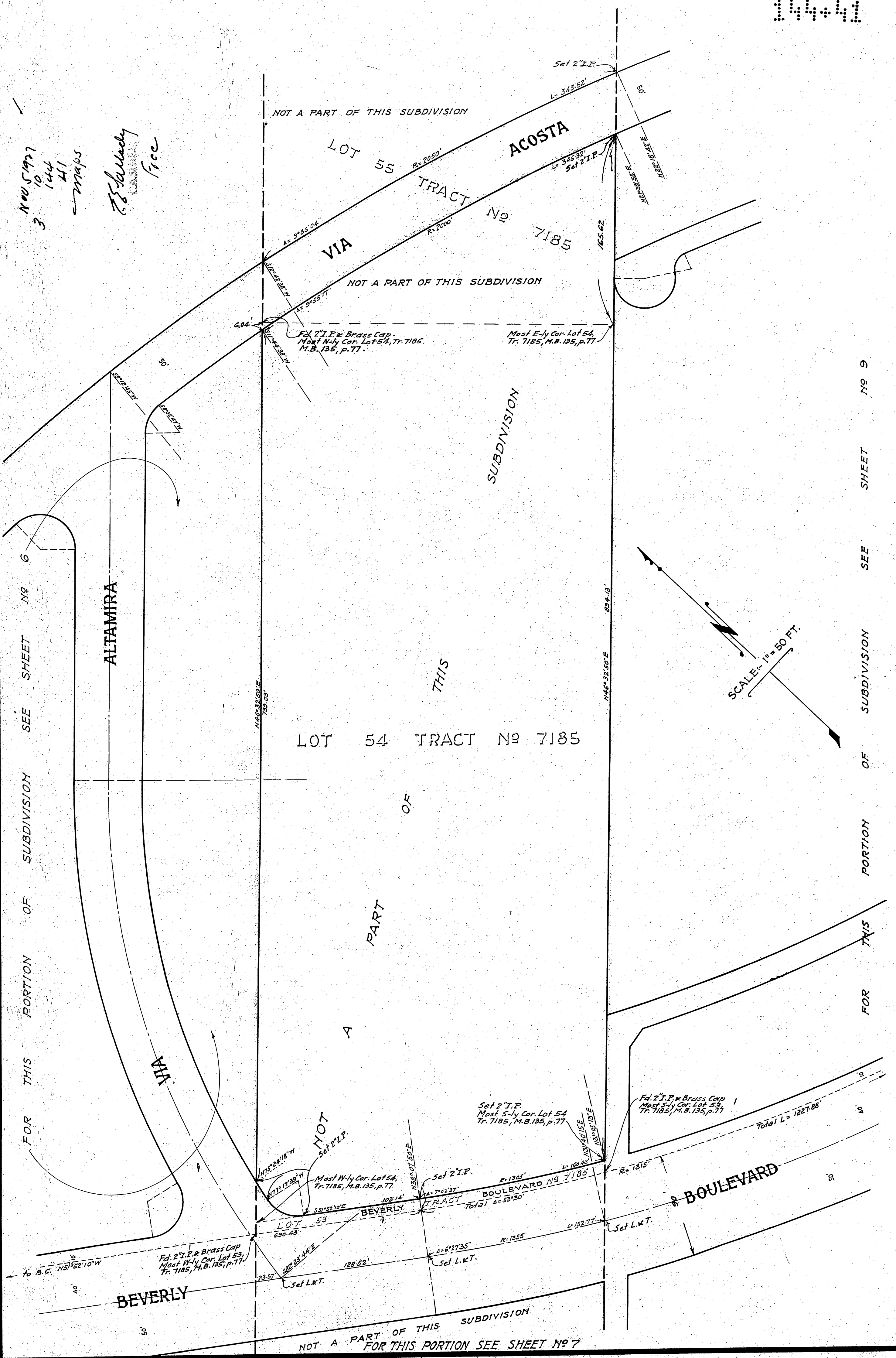
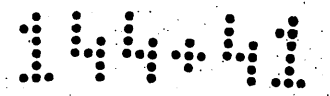


SHEET NO 4

4

W. S. Halladay
Free



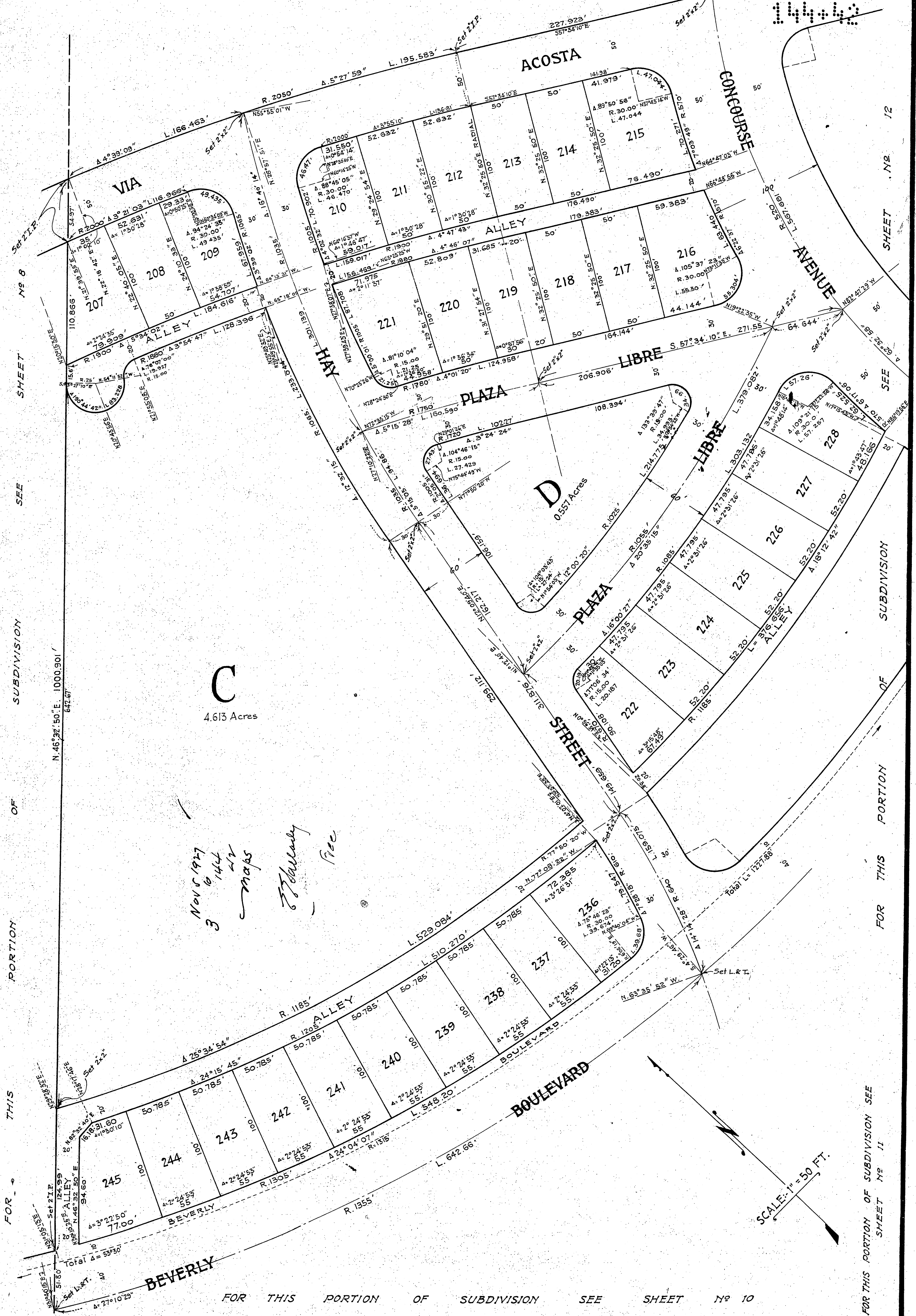


Nov 5 1927
10
144
41
maps
Zsallady
Free

FOR THIS PORTION OF SUBDIVISION SEE SHEET N° 6

SEE SHEET N° 9 OF SUBDIVISION FOR THIS PORTION

NOT A PART OF THIS SUBDIVISION
FOR THIS PORTION SEE SHEET N° 7



SHEET No 12

SEE SUBDIVISION

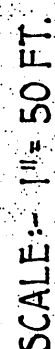
FOR THIS PORTION OF SUBDIVISION

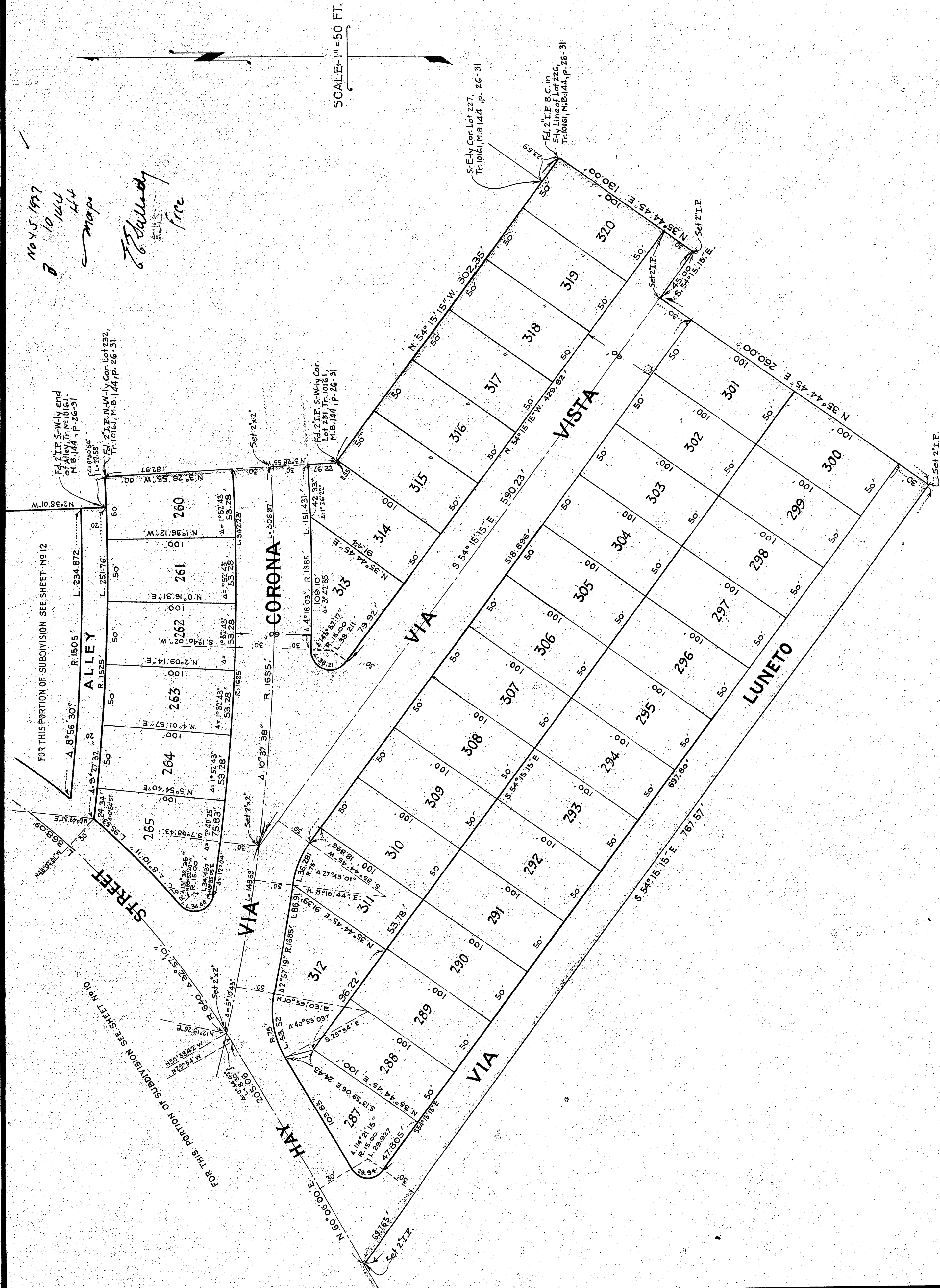
SEE SHEET No 11

FOR THIS PORTION OF SUBDIVISION

№912

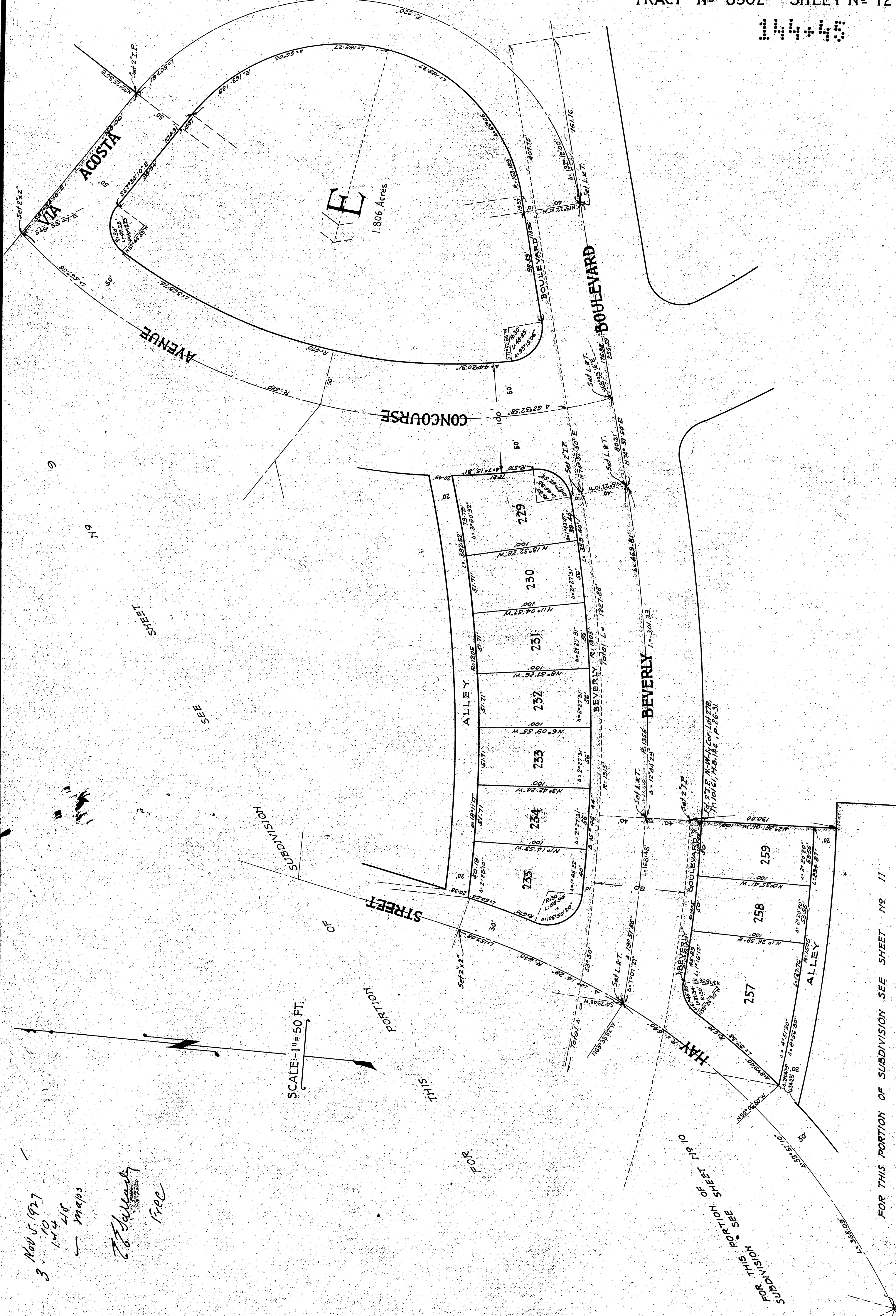
60





14445

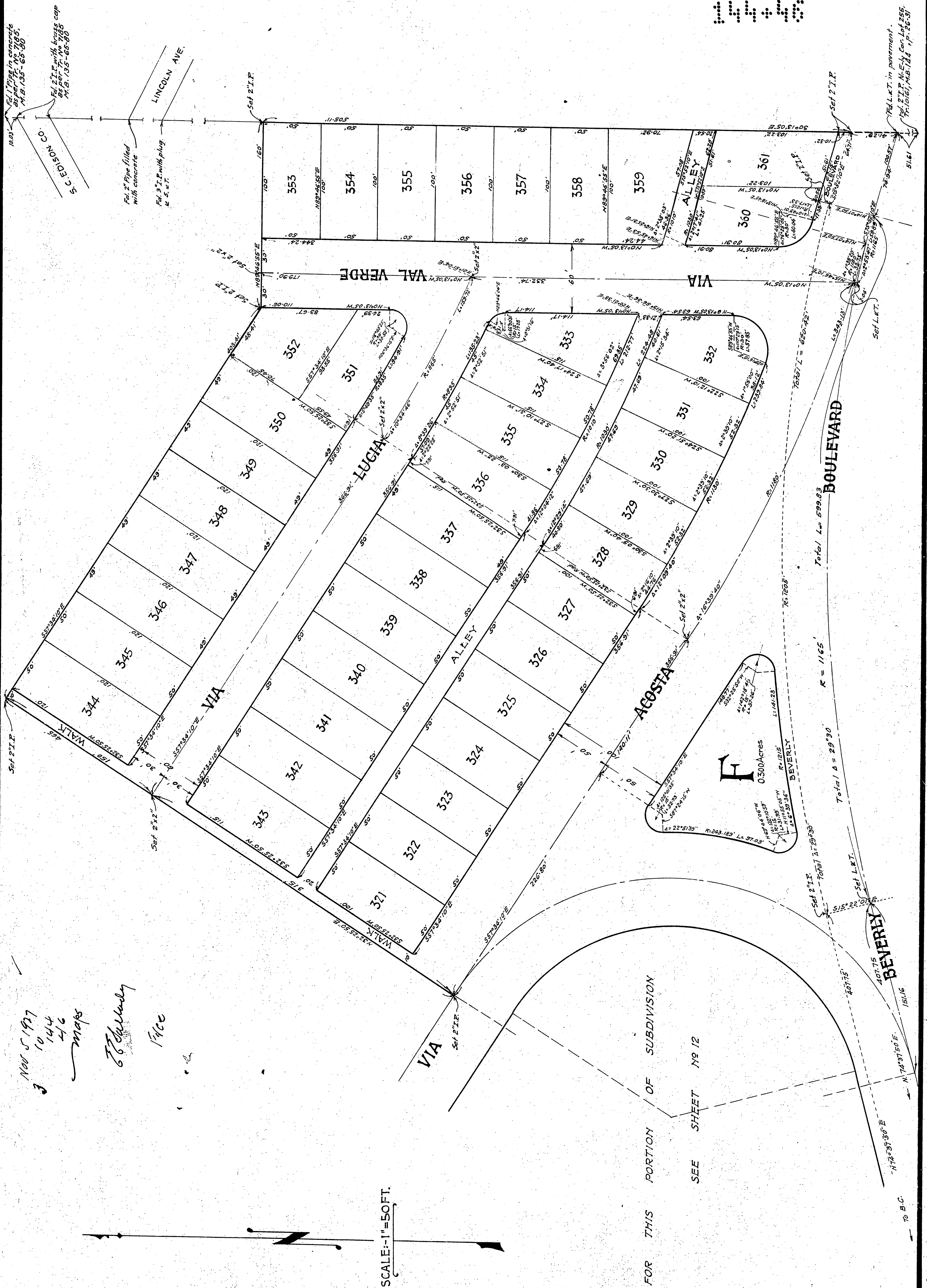
FOR THIS PORTION OF SUBDIVISION SEE SHEET No 13



3. Nov 5 1927
10
144
418
— maps

20 January
Free

FOR THIS PORTION OF SUBDIVISION SEE SHEET No 11



APR 3 1928

148-15

148
15
mcp/s

E. E. Fallady Clerk

500

TRACT N° 8967

PARTLY IN THE CITY OF MONTEBELLO AND PARTLY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE WALTER L. VAILS 2000 ACRE TRACT IN THE RANCHO SAN ANTONIO AS SHOWN ON C.S. 3555 AND MORE PARTICULARLY DESCRIBED AS A PORTION OF THE 487.94 ACRE TRACT OF LAND KNOWN AS BABBITT RANCH AS PER DEED 3851, PAGE 111, OFFICIAL RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

SCALE: 1"=100'

STATE OF CALIFORNIA } ss On this 8th day of Mar. in the year one
COUNTY OF LOS ANGELES } thousand nine hundred and twenty 8 before me J. H. CRILEY a Notary
Public in and for said county of Los Angeles, State of California,
residing therein, duly commissioned and sworn personally appear
red E. E. Fallady known to me to be the VICE PRESIDENT ---
and J. H. CRILEY --- known to me to be the
ASST. SECRETARY of the SECURITY TRUST & SAVINGS BANK ---
the corporation that executed the within instrument
and known to me to be the persons whose names are
subscribed thereto and acknowledged to me that such
corporation executed the same.

IN WITNESS whereof I have hereunto set my hand
and affixed my official seal the day and year in this
certificate first above written.

NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY, CALIFORNIA
MY COMMISSION EXPIRES July 26, 1931

We hereby certify that we are the owners of or are interested in the land
included within the subdivision shown on the annexed map and
that we are the only persons whose consent is necessary to pass
a clear title to said land and we consent to the making of said
map and subdivision as shown within the colored borderline, and
hereby dedicate to public use, all the Streets, Avenues and
Alleys within said subdivision.

SECURITY TRUST & SAVINGS BANK (A Corporation)
E. E. Fallady J. H. Criley
VICE PRESIDENT ASST. SECRETARY

I hereby certify that the Board of Trustees of the City of Montebello
by resolution adopted 4-4-1928 approved the attached map
and accepted on behalf of the public for highway purposes, the
Streets, Avenues and Alley within the subdivision.

Dated 4-4-1928

City Clerk

I hereby certify that the Board of Trustees of THE CITY OF MONTEBELLO
by resolution adopted 4-4-1928 approved the attached map
Dated 4-4-1928

City Clerk

Tract No 8967 (1-3)
Tract No 8967 (1-3)

5000 00

Wright

April 2, 1928

M. Glenn

STATE OF CALIFORNIA } ss
COUNTY OF LOS ANGELES } I. C. G. FITZGERALD hereby
certify that I am a civil engineer and that this map consisting
of 3 sheets correctly represents a survey made under my
supervision in March 1928 and that all the monuments
shown hereon actually exist and that their positions are
correctly shown.

Sworn and subscribed to before me this 9th day of
March, 1928 May B. Miskel

Notary Public in and for Said County of Los Angeles
State of California.

My commission expires May 23, 1931

The bearing of FERGUSON DRIVE S84°05'10" E
as shown on Map of Tract N° 8366-MB. 115-P-61-64,
9033 MB. 121-P-7-9, 8649 MB. 131-33-35, 10083 MB. 142-25-26
and 10178 MB. 144-9-14 Records of Los Angeles Co.
Calif. was taken as the basis of bearings for
this map.

CONSISTING OF TWO SHEETS
IN THE CITY OF MONTEBELLO

SURVEYED SEPT. 1930 JOHN L. COLE ENGINEER

I, JOHN L COLE, HEREBY CERTIFY THAT I AM A CIVIL ENGINEER AND THAT THIS MAP CONSISTING OF TWO SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION SEPT. 23, 1930, AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

STATE OF CALIFORNIA, }
COUNTY OF LOS ANGELES } 98.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the County of Los Angeles, State of California.

STATE OF CALIFORNIA, }
COUNTY OF LOS ANGELES } 38.

On this 6th day of December in the year one thousand, nine hundred and Eight before me S. T. S. T. S. T., a Notary Public in and for said county of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared John C. Cole

known to me to be the person S whose name S
subscribed to the within instrument and acknowledged to me that he
executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the County of Los Angeles, State of California.

I HEREBY CERTIFY THAT THE CITY COUNCIL (OR BOARD OF TRUSTEES) OF THE CITY OF MONTEBELLO, BY RESOLUTION ADOPTED OCTOBER 20, 1930; APPROVED THE ATTACHED MAP, AND ACCEPTED ON BEHALF OF THE PUBLIC FOR HIGHWAY PURPOSES, THE STREETS AND AVENUE SHOWN UPON SAID MAP AND THEREIN OFFERED FOR DEDICATION AS PUBLIC HIGHWAYS.
DATED DEC. 8, 1930.

CITY CLERK.

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS OF WHICH I AM IN CHARGE, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DATED DEC 8 1930 S. W. Ashing CITY TREASURER
OF THE CITY OF MONTEBELLO

I HEREBY CERTIFY THAT THE LAND INCLUDED IN THE WITHIN SUBDIVISION, OR A PORTION THEREOF IS SUBJECT TO SPECIAL ASSESSMENTS IN SPECIAL ASSESSMENT DISTRICTS, AS FOLLOWS, TO-WIT:

<u>NAME, NUMBER OR DESIGNATION</u>	<u>TOTAL OUTSTANDING BONDS</u>	<u>DURATION OF DISTRICT</u>
BEVERLY BLVD. RES. 420.	308209.26	1942

AND THAT THIS CERTIFICATE DOES NOT INCLUDE ANY ASSESSMENT OF ANY SPECIAL ASSESSMENT DISTRICT, THE BONDS OF WHICH HAVE NOT YET BECOME A LEIN UPON THE LAND CONTAINED IN SUBDIVISION.

DATED DEC. 8, 1930. L. J. Kling CITY TREASURER
OF THE CITY OF MONTEBELLO.

The City certifies that the land included in the within subdivision, or a portion thereof, is subject to special assessments in special assessment districts, as follows, to-wit:

<u>Name of the Contractor or Subcontractor</u>	<u>Total Cost including Profit</u>	<u>Duration of District</u>
L. A. Co. Flood Control	\$13,131,000 ⁰⁰	July 2, 1964
County Sanitation District No 2	\$ 2,290,000 ⁰⁰	May 1, 1965

and that this certificate does not constitute any assignment of any special
 so much as a lien upon the land contained hereon, nor become a lien upon
 the land contained hereon.

Dated: 1-20-1931 H. A. BAYNE, County Auditor
By: J. M. Wood Deputy

I hereby certify that there are no liens for unpaid state, county, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, against any part of the land included in the within subdivision.

THIS WARRANT RECEIVED
 Dated Jan 20, 1931 H. A. PAYNE, County Auditor
 By W. O. Leary Deputy

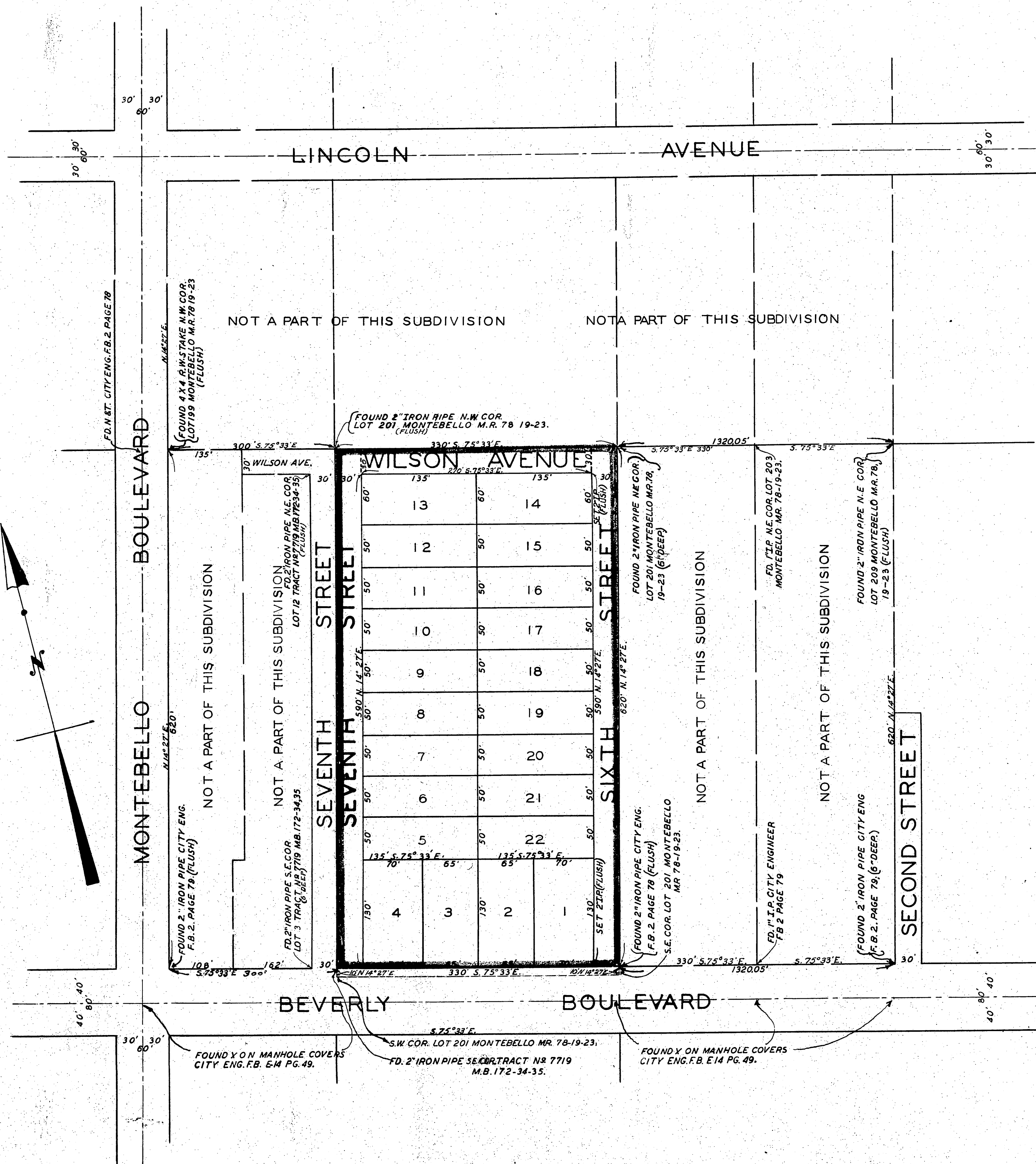
Approved Jan. 20, 1931
J. E. ROCKHOLD, County Surveyor
By Harold A. Harris
Deputy

9 Jan 20-1931
10 a.m.
175
44

G. Bertman
F. C.

TRACT № 10425

SCALE 1"=80'



SHEET No. 1 OF ONE SHEET ONLY OF
TRACT NO. 11408

IN THE CITY OF MONTEBELLO,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF PORTIONS OF
LOTS 200 AND 202 MONTEBELLO AS RECORDED IN BOOK 78 PAGES 19-23 MISCELLANEOUS RECORDS,
RECORDS OF LOS ANGELES COUNTY.

SURVEY COMPLETED JULY 26-1937.

E.F. GODSO, ENGINEER.

Scale = 1 in = 100 ft.

The bearing N. 14° 27' E. of Montebello Blvd.
(formerly Cedar Avenue), as per map recorded
in Book 78 Pages 19-23 Miscellaneous Records,
Records of Los Angeles County, Calif. was taken
as basis of bearings on this map.

We hereby certify that we are the owners of or interested in the land included in the subdivision
shown on the annexed map and that said land is registered under the Torrens System (so called)
in the office of the Registrar of Titles in and for the County of Los Angeles as shown by Certificate
No. M 1495 of the Registrar of Titles and that said certificate shows that we are the only
persons whose consent is necessary to pass clear title to said land and we consent to the
making of said map and subdivision as shown within the colored border line and
hereby dedicate for public use easements for light and air under, on and over those
certain strips of land lying between the sidelines of the Street and Boulevard and the
lines designated as "Building Set Back Line" as shown on said map within said sub-
division, such strips of land to be kept open and free from buildings or structures of any
kind excepting irrigation and sprinkling systems and appurtenances thereto.

I, E.F. Godso, hereby certify that I am a
Registered Civil Engineer of the State of California
and that this map, consisting of one sheet only,
correctly represents a survey made under my
supervision July 26th 1937 and that all of the
monuments, shown hereon, actually exist and their
positions and character are correctly shown
and that said monuments are sufficient to
enable the survey to be retraced.

E.F. Godso
Registered Engineer No. 1934.

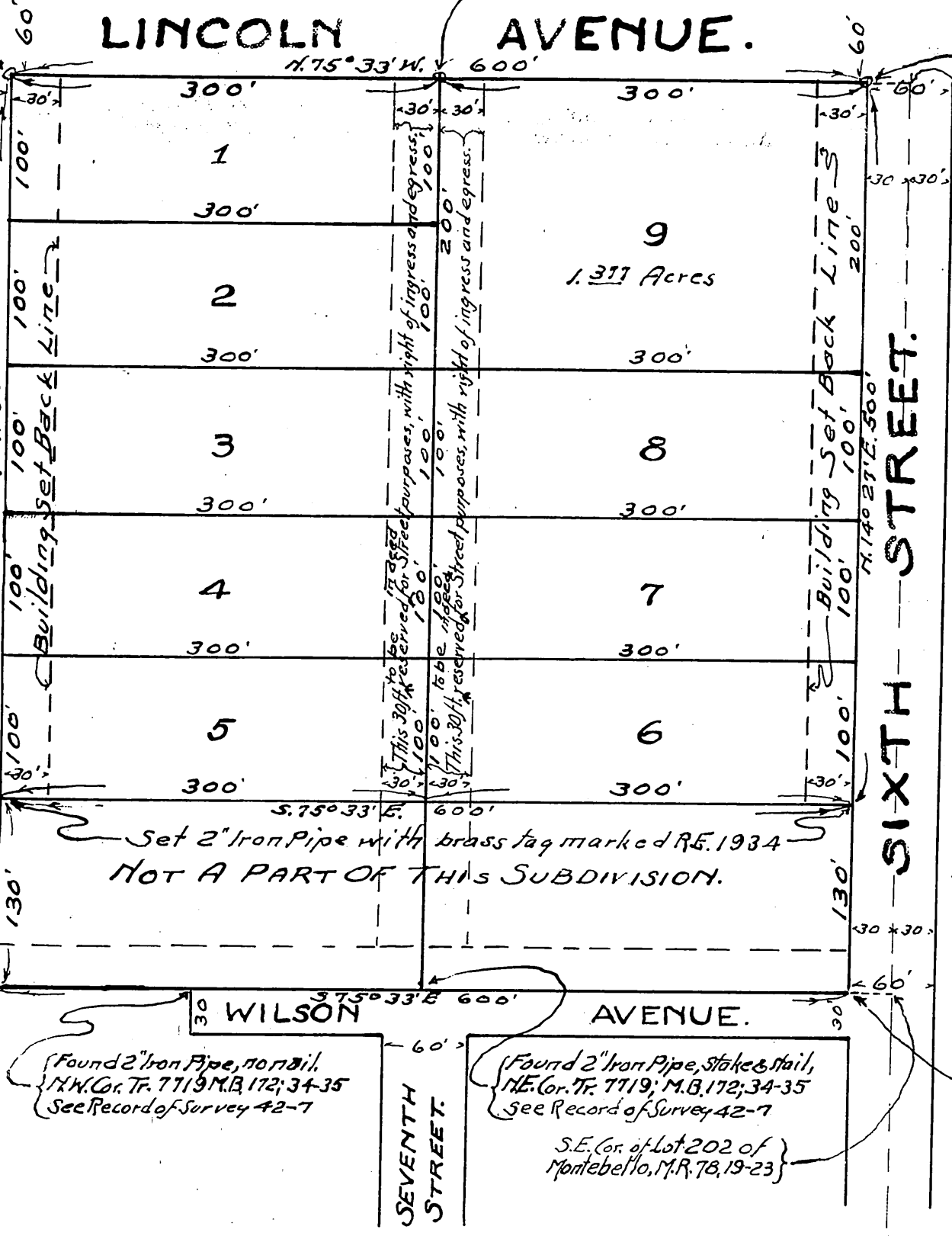
(Found 2" Iron Pipe with brass tag marked
RE 1934 N.W. Cor. Lot 200 Montebello, M.R.
78, 19-23, see Record of Surveys 42-7.

(Found 2" Iron Pipe with brass tag
marked RE 1934 N.E. Cor. Lot 200
Montebello, M.R. 78, 19-23;
See Record of Surveys 42-7.

LINCOLN AVENUE.

MONTEBELLO BOULEVARD.

SIXTH STREET.



Los Angeles Trust and Safe Deposit Company, Trustee under Trust Deed.

By George E. Lusk Vice President.
By John E. Lusk Secretary.

George E. Lusk, John E. Lusk } Owners.
Susie Etta Calkins }
The Montebello Land and Water Co. a Corporation.

By John E. Lusk President.
By George E. Lusk Secretary.
As successors in interests to Kaspare Cohn Heirs.

Security First National Bank of Los Angeles, Beneficiary under Trust Deed.
By John E. Lusk Vice President.
By George E. Lusk Asst. Secretary.

State of California) S.S. On this 18th day of August in the year
County of Los Angeles) one thousand and thirty seven before me Violet Glover
a Notary Public in and for said County of Los Angeles, State of California,
residing therein, duly commissioned and sworn, personally appeared
George Kaspare Calkins, by Susie Etta Calkins
known to me to be the persons whose names are subscribed to the
within instrument and acknowledged to me that they executed the
same; in witness whereof, I have hereunto set my hand and affixed
my official seal the day and year in this certificate first above
written.

Violet Glover
Notary Public in and for Los Angeles County, State of California.

State of California) S.S. On this 18th day of August in the year one thousand
County of Los Angeles) nine hundred and thirty seven before me Violet Glover
a Notary Public in and for said County of Los Angeles, State of
California residing therein, duly commissioned and sworn, personally
appeared Fred H. Howard known to me to be the

President and Geo. J. Dodge known to me to be the
Secretary of the Montebello Land and Water Co., the corporation
that executed the within instrument and known to me to be the persons
who executed the within instrument on behalf of the corporation therein named and acknowledged
to me that such corporation executed the same; in witness whereof I have hereunto
set my hand and affixed my official seal the day and year in this
certificate first above written.

Violet Glover
Notary Public in and for Los Angeles County, State of California.

State of California) S.S. On this 2nd day of October in the year one thousand
County of Los Angeles) nine hundred and thirty seven before me E. Hawley
a Notary Public in and for said County of Los Angeles, State of California residing
therein, duly commissioned and sworn, personally appeared J. Veerbyse
known to me to be the Vice President and A. E. Hawley
known to me to be the Secretary of the Los Angeles Trust and Safe
Deposit Company, the corporation that executed the within instrument
and known to me to be the persons who executed the within instrument on behalf of the corporation
therein named and acknowledged to me that such corporation executed the
same; in witness whereof I have hereunto set my hand and affixed my
official seal the day and year in this certificate first above written.

E. Hawley
Notary Public in and for Los Angeles County, State of California.

I hereby certify that all special assessments of which I am in charge, to which
the land included in the within subdivision or any part thereof is subject, and
which may be paid in full, have been paid in full.

Dated August 17 1937 Marion E. Canaan
City Treasurer of the City of Montebello.

I hereby certify that the land included in the within subdivision
is not, nor is any part thereof, subject to any special assessments
which have not been paid in full, and that this certificate does not
include any assessments of any special assessment district,
the bonds of which have not yet become a lien upon the land
contained in said subdivision.

Date d. August 17 1937 Marion E. Canaan
City Treasurer of the City of Montebello.

I hereby certify that the Board of Trustees and City Council of the
City of Montebello by resolution adopted August 16 1937
approved the attached map and accepted on behalf of the public
the easements for public use for light and air as shown upon said
map and therein offered for public use.

Dated August 17 1937 J.P. Warren
City Clerk of the City of Montebello.

State of California) S.S. On this 4th day of October in the year one thousand
County of Los Angeles) nine hundred and thirty seven before me Marie C. Meyer
a Notary Public in and for said County of Los Angeles, State of
California residing therein, duly commissioned and sworn, personally
appeared V.C. Wretling known to me
to be the Vice President and R.J. Adams
known to me to be the Secretary of the Security-First National
Bank of Los Angeles, the National Banking Association that
executed the within instrument and known to me to be the persons
who executed the within instrument on behalf of the association
therein named, and acknowledged to me that such association
executed the same. In witness whereof I have hereunto set my
hand and affixed my official seal the day and year in this
certificate first above written.

Marie C. Meyer
Notary Public in and for Los Angeles County, State of California.

I hereby certify that I have examined this map; that it conforms
substantially to the tentative map and all approved alterations
thereof; that all provisions of applicable subdivision ordinances
of the City of Montebello have been complied with; and that
I am satisfied that this map is technically correct with
respect to City records

Dated Nov. 24 1937 John E. Cole
City Engineer of the City of Montebello.

I hereby certify that I have examined this map; that it complies
with applicable State law; and that I am satisfied that this map is technically
correct in all particulars as certified to by the City Engineer.

Dated Jan 7, 1938 Wayne Clark
County Engineer

TRACT No 11481

CONSISTING OF THREE SHEETS.
WITHIN THE CITY OF MONTEBELLO,
LOS ANGELES COUNTY, CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF THE TRACT OF LAND IN THE RANCHO SAN ANTONIO,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MARKED "I.W. HELLMAN, 1534.24 ACRES"
ON MAP ATTACHED TO DEED RECORDED IN BOOK 759, PAGE 14, ET SEQ. OF DEEDS, AND A
PORTION OF LOT 1, TRACT No 10873, MAP BOOK 191, PAGES 18 AND 19, RECORDS OF THE COUNTY OF LOS ANGELES.

SCALE: 1" = 100 Feet.

We hereby certify that we are the owners of or interested in the
land included within the subdivision shown on the annexed map and
that we are the only persons whose consent is necessary to pass a
clear title to said land and we consent to the making of said map
and subdivision as shown within the colored border line and hereby
dedicate to the public use all the Avenues, Streets, Alleys, Via Campo,
and Via San Delarrio, within said subdivision.

I hereby certify that I have examined this map; that it
conforms substantially to the tentative map and all approved
alterations thereof; that all provisions of applicable
subdivision ordinances of the City of Montebello have
been complied with; and that I am satisfied that this map
is technically correct with respect to City records.

Dated: Mar. 25, 1938

John S. Cole
CITY ENGINEER OF THE CITY OF MONTEBELLO

I hereby certify that all special assessments of which I am in
charge, to which the land included in the within subdivision or any part
thereof is subject, and which may be paid in full, have been paid in full.

Dated: Mar. 25, 1938

Maxim E. Cannon
CITY TREASURER OF THE CITY OF MONTEBELLO

I hereby certify that the land included in the within subdivision
is not, nor is any part thereof, subject to any special assessments which
have not been paid in full, and that this certificate does not include any
assessments of any special assessment district, the bonds of which have
not yet become a lien upon the land contained in said subdivision.

Dated: Mar. 25, 1938

Maxim E. Cannon
CITY TREASURER OF THE CITY OF MONTEBELLO

I hereby certify that the Council of the City of Montebello
by resolution adopted Mar. 7, 1938 approved the attached
map and accepted on behalf of the public for highway purposes
the Avenues, Streets, Via Campo, Via San Delarrio and the Alleys shown
upon said map and therein offered for dedication as public highways.

Dated: Mar. 25, 1938

J. P. Walker
CITY CLERK, CITY OF MONTEBELLO

STATE OF CALIFORNIA }
CITY AND COUNTY OF } SS
SAN FRANCISCO }

On this 2nd day of February in the year one
thousand nine hundred and thirty-eight, before me Daisy Crothers Wilson
a Notary Public in and for said City and County of San Francisco, State of California,
residing therein, duly commissioned and sworn, personally appeared
Clara Hellman Heller, Edward Hellman Heller, Florence Hellman Ehrman, I.
W. Hellman, Frederick J. Hellman, Florence H. Dinkelspiel, and
Frances J. Hellman, known to me to be the persons whose names are subscribed
to the within instrument and acknowledged to me that they executed same,
IN WITNESS WHEREOF I have hereunto set my hand and affixed
my official seal the day and year in this certificate first above written.

My commission expires August 14, 1941

Daisy Crothers Wilson
NOTARY PUBLIC IN AND FOR CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA

STATE OF CALIFORNIA }
CITY AND COUNTY OF } SS
SAN FRANCISCO }

On this 2nd day of MARCH in the year one
thousand nine hundred and thirty eight, before me Daisy Crothers Wilson
a Notary Public in and for said City and County of San Francisco, State of California,
residing therein, duly commissioned and sworn, personally appeared
I W. Hellman, personally known to me to be the person described in
and whose name is subscribed to the within instrument, as the attorney
in fact of Marco F. Hellman and acknowledged to me that he
subscribed the name of Marco F. Hellman as principal and his
own name as attorney in fact.

IN WITNESS WHEREOF I have hereunto set my hand and
affixed my official seal the day and year in this certificate first
above written.

My commission expires August 14, 1941

Daisy Crothers Wilson
NOTARY PUBLIC IN AND FOR CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA

STATE OF CALIFORNIA }
CITY AND COUNTY OF } SS
SAN FRANCISCO }

On this 2nd day of February in the year one
thousand nine hundred and thirty-eight, before me Daisy Crothers Wilson
a Notary Public in and for said City and County of San Francisco, State of California,
residing therein, duly commissioned and sworn, personally appeared
Sidney M. Ehrman, personally known to me to be the person described in
and whose name is subscribed to the within instrument, as the attorney
in fact of Florence Hellman Ehrman and acknowledged to me that he
subscribed the name of Florence Hellman Ehrman as principal and his
own name as attorney in fact.

IN WITNESS WHEREOF I have hereunto set my hand and
affixed my official seal the day and year in this certificate first
above written.

My commission expires August 14, 1941

Daisy Crothers Wilson
NOTARY PUBLIC IN AND FOR CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA

April 8, 1938

Harold A. Harris

I, GEO. N. ADAMS, hereby certify that I am a Registered Civil Engineer
of the State of California and that this map consisting of three sheets
correctly represents a survey made under my supervision in
1937 and that all of the monuments shown hereon actually exist; that
the locations and characters are correctly shown and that said
monuments are sufficient to enable the survey to be retraced.

George N. Adams
REGISTERED CIVIL ENGINEER
CERTIFICATE No 132

BASIS OF BEARINGS of this tract was taken from the bearing of the
east boundary line of Tract No 11196 as recorded in M.B. 197, p. 4-6.

SHEET TWO
OF 3 SHEETS

NOT A PART OF

THIS SUBDIVISION

THIRD

City of Monterey Park

STREET

$N 89^{\circ} 20' 10'' E$
 361.29 m
 $\frac{1}{2}$
 E. Gerhart St.

Set 2" I.P. —
with tag

~~136.36~~
~~155.66~~
-Fd. 2ⁿ I.P. as
per Tr. 9012
M.B. 175, 13-14
N.E. Co. - of Town

Los Angeles County
Westerly Boundary -

Apr 8-1938
4 PM
26 207
47

66 Nuready
Free

DEWAR

DEWAA

AVENUE

0.

(M. B. 197,
THIS

1

NOT A PART

KEENAN

BRADSHAW

LEONARD

HENDRICKS

NOT A PART OF THIS
SOUTHERN CALIFORNIA EDISON
SUPERVISION

T D A C T

1

5

12/14

Fd. 1"
 in co.
 12" de
 25 per
 M. 35,

7

2

7

7

2" dec.
per ft.
B.35,
4" con.

2 - 7

SEAS H E E T

THREE

TRACT No 11481
CONSISTING OF 3 SHEETS
Scale: 1"=100'

SHEET THREE
OF 3 SHEETS

TRACT No 11196

(M.B. 197, 4-6)

NOT A PART OF THIS SUBDIVISION

KEENAN ST.

NOT A PART OF THIS SUBDIVISION

SEE

SHEET

TWO

WILLIAMSON AVE.

BARR AVENUE

AVENUE

VIA SAN DELARRO

ALLEY

TRACT No 10664

BEVERLY

BRADSHAW STREET

LEONARD STREET

STREET

HENDRICKS STREET

PART OF THIS SUBDIVISION
No 10664

BOULEVARD

SOUTHERN CALIFORNIA EDISON COMPANY

RIGHT OF WAY

TRACT No 10034

(M.B. 146, 51-57)

Scale: 1"=100'

DETAIL OF

CENTER LINE INTERSECTION AT
BRADSHAW STREET & VIA SAN DELARRO
(Not drawn to scale)

Apr 8-1988
26 4 PM
207
43

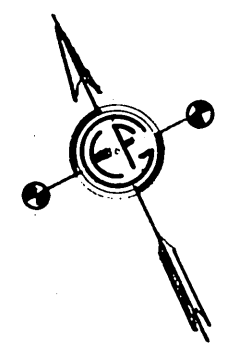
SHEET No 1 OF ONE SHEET ONLY OF
TRACT No 11691
IN THE CITY OF MONTEBELLO
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 63 OF
EL CARMEL TRACT AS RECORDED IN BOOK 7 PAGES 134 & 135 OF MAPS
RECORDS OF LOS ANGELES COUNTY

RECORDED
OCT 13 1938
41 2PM
211
20

SURVEY COMPLETED SEPTEMBER 25TH, 1938

EFGODSO ENGINEER.

The bearing N. 26° 22' E. of Greenwood Avenue, formerly Greenwood Street, as shown on map of El Carmel Tract, recorded in Book 7 Pages 134 & 135 of Maps, Records of Los Angeles County was taken as basis of bearings on this map.



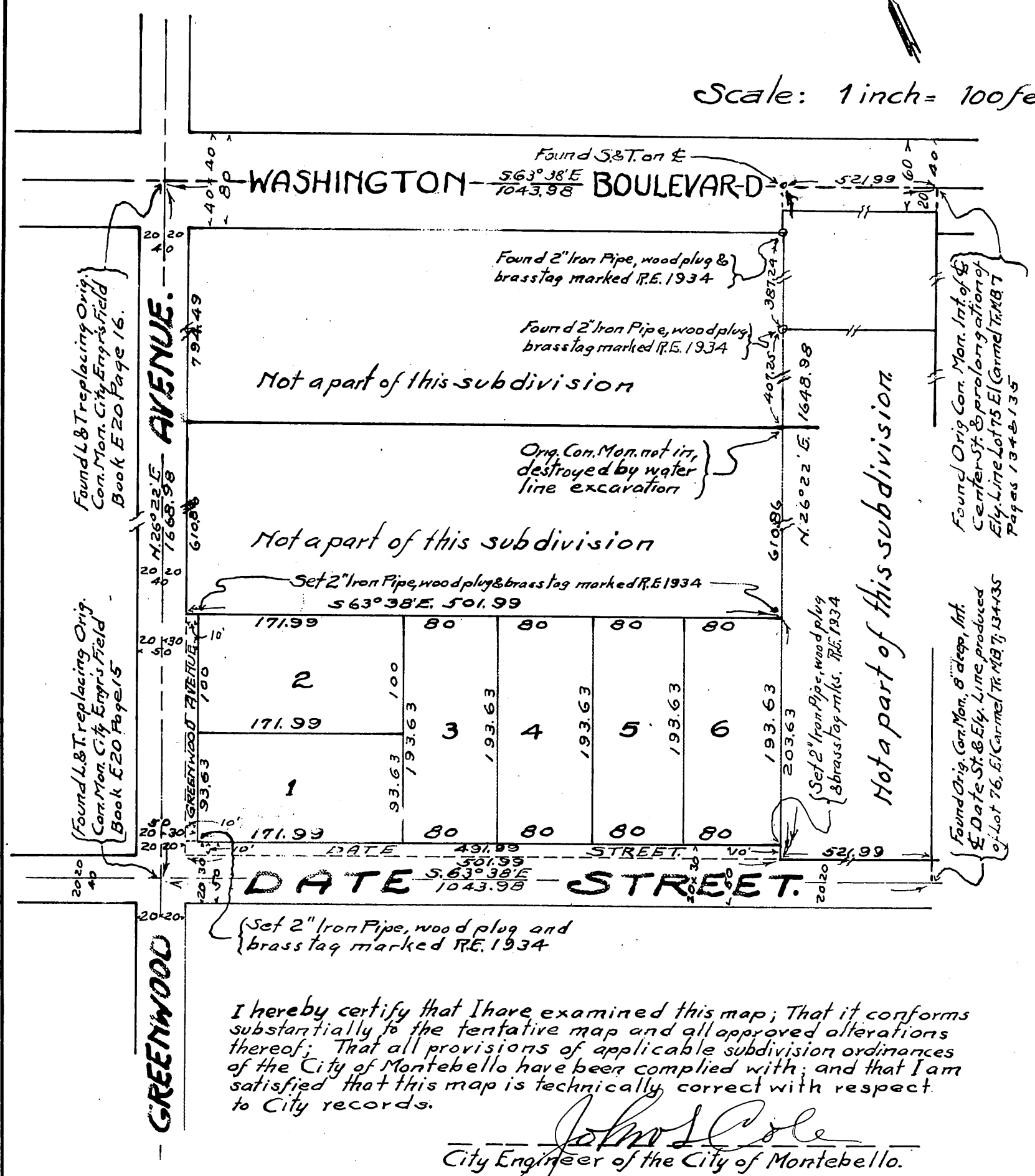
Scale: 1 inch = 100 feet.

I, hereby certify that I am a Registered Civil Engineer of the State of California, that this map, consisting of one sheet only, correctly represents a survey made under my supervision, completed September 25TH, 1938, that the monuments shown hereon actually exist; that their positions and character are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

E. F. Godso
Registered Engineer #1934.

We hereby certify that we are the owners or interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said map and subdivision as shown within the colored border line and hereby dedicate to the public use the street and the Avenue shown on said map within said subdivision.

By John S. Walker Owner
By Ernest J. Billman Beneficiary
By W. P. Sundell Attorney-in-fact.
LOS ANGELES ESCROW COMPANY, INC., TRUSTEE.
By W. P. Sundell President
By Ernest J. Billman Secretary



I hereby certify that I have examined this map; that it conforms substantially to the tentative map and all approved alterations thereof; that all provisions of applicable subdivision ordinances of the City of Montebello have been complied with; and that I am satisfied that this map is technically correct with respect to City records.

John S. Cole
City Engineer of the City of Montebello.

I hereby certify that all special assessments of which I am in charge, to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated October 4, 1938
Arthur J. Jackson
City Treasurer of the City of Montebello.

I hereby certify that the land included in the within subdivision is not, nor is any part thereof, subject to any special assessments which have not been paid in full, and that this certificate does not include any assessments of any special assessment district, the bonds of which have not yet become a lien upon the land contained in said subdivision.

Dated October 4, 1938
Arthur J. Jackson
City Treasurer of the City of Montebello.

I hereby certify that the Board of Trustees and City Council of the City of Montebello by resolution adopted October 3RD, 1938, approve the attached map and accepted on behalf of the public, for highway purposes, the Street and the Avenue shown upon said map and therein offered for dedication as public highways.

Dated Oct. 4, 1938
Samuel W. Karner
City Clerk of the City of Montebello.

State of California
County of Los Angeles } ss. On this 3rd day of October in the year one thousand nine hundred and thirty eight before me Viola Power a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared W. P. Sundell known to me to be the President and Ernest J. Billman known to me to be the Secretary of the Los Angeles Escrow Company, Inc., the corporation that executed the within instrument and known to me to be the persons whose names are subscribed thereto and acknowledged to me that such corporation executed the same as trustee. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Viola Power
Notary Public in and for Los Angeles County, State of California.

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES } ss.
On this 3rd day of October, in the year one thousand nine hundred and thirty eight before me the undersigned, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared R. N. Adams known to me to be the person whose name is subscribed to the within instrument as the Attorney-in-fact of Francis Miller Jones and acknowledged to me that he subscribed the name of Francis Miller Jones thereto, as principal and his own name as Attorney-in-fact.

Ernest J. Billman
Notary Public in and for the County of Los Angeles, State of California.

Oct 13, 1938

Wayne Clark

Tract No. 11691

May Peterson

SHEET No 1 OF TWO SHEETS OF
TRACT NO. 11672
 IN THE CITY OF MONTEBELLO
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF PORTION OF LOTS 60 & 79
 EL CARMEL TRACT AS PER MAP THEREOF RECORDED IN
 BOOK 7 PAGES 134 AND 135 OF MAPS
 RECORDS OF LOS ANGELES COUNTY.

Jan 25 1939
 37 10 AM
 213
 35

S. B. Buntman
 500

I hereby certify that I am a Registered Civil Engineer of the State of California; That this map, consisting of two sheets, correctly represents a survey made under my supervision, completed July 30th 1938, that the monuments shown hereon actually exist; That their positions and character are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

E. F. Godso
 Registered Engineer #1934

I hereby certify that I have examined this map; That it conforms substantially to the tentative map and all approved alterations thereof; That all provisions of applicable subdivision ordinances of the City of Montebello have been complied with; and that I am satisfied that this map is technically correct with respect to City records.

John Cole
 City Engineer of the City of Montebello.

I hereby certify that all special assessments of which I am in charge, to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated Dec 28, 1938

Arthur J. Jackson
 City Treasurer of the City of Montebello.

L.A.R. 14214

I hereby certify that the land included in the within subdivision is not, nor is any part thereof, subject to any special assessments which have not been paid in full, and that this certificate does not include any assessments of any special assessment district, the bonds of which have not yet become a lien upon the land contained in said subdivision.

Dated Dec 28, 1938

Arthur J. Jackson
 City Treasurer of the City of Montebello.

I hereby certify that the Board of Trustees and City Council of the City of Montebello by resolution, adopted August 1st 1938, approved the attached map and accepted on behalf of the public, for highway purposes, the Streets, the Avenue and the Boulevard shown upon said map and therein offered for dedication as public highways.

Dated December 28, 1938

Samuel W. Barnes
 City Clerk of the City of Montebello.

STANDARD OIL COMPANY OF CALIFORNIA, subject to and reserving Right of Way recorded in Book 1856 at page 391 of Official Records of Los Angeles County, hereby consents to the making of annexed map and subdivision and to the dedication of the highways as shown on the said map.

Standard Oil Company of California

Anna Vice President

M. Foster Assistant Secretary.

STATE OF CALIFORNIA
 City and County of San Francisco } ss.

On this 13th day of October in the year nineteen hundred and thirty eight before me, FRANK L. OWEN, a Notary Public in and for said City and County and State, residing therein, duly commissioned and sworn, personally appeared *R. W. Hanna* and *G. M. Foster* known to me to be the Vice President and Assistant Secretary respectively of Standard Oil Company of California, the Corporation that executed the within and annexed instrument and also known to me to be the persons who executed it on behalf of said Corporation and they acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City and County and State aforesaid the day and year in this Certificate first above written.

Frank L. Owen
 Notary Public in and for City and County of San Francisco,
 State of California.

STATE OF CALIFORNIA } ss.
 COUNTY OF LOS ANGELES }

On this 17th day of January 1939 before me *Arthur J. Jackson* a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared *Samuel W. Barnes* known to me to be the City Clerk of the City of Montebello, a Municipal Corporation that authorized the execution of the within instrument, and known to me to be the person who executed the within and annexed instrument and affixed the Official Seal of the City of Montebello thereto, on behalf of the municipal corporation therein named and acknowledged to me that such municipal corporation executed the same.

Witness my hand and official seal.

Arthur J. Jackson
 Notary Public in and for said County and State.

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said map and subdivision as shown within the colored border line and here by dedicate for public highway purposes, the Streets, Avenue and Boulevard shown on said map within said subdivision.

Owner
 The undersigned Bank as Beneficiary under Deed of Trust, consents to the making of said map and the dedications set forth.
 Security-First National Bank of Los Angeles, Beneficiary

R. B. Williams VICE-PRESIDENT.
P. W. Carpenter ASSISTANT-SECRETARY.

The undersigned, as Trustee under Deed of Trust, consents to the making of said map and the dedications set forth.
 Los Angeles Trust and Safe Deposit Company, Trustee.

J. V. Leachman VICE-PRESIDENT.
P. W. Williams ASSISTANT-SECRETARY.

THE City of Montebello (Certification authorized by Resolution No. 923 Dated Jan. 16-1939)
Samuel W. Barnes
 City Clerk of the City of Montebello.

STATE OF CALIFORNIA } ss.
 COUNTY OF LOS ANGELES }
 On this 2nd day of January, in the year one thousand, nine hundred and thirty eight before me *Samuel W. Barnes*, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared *R. W. Hanna* known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Samuel W. Barnes
 Notary Public in and for the County of Los Angeles, State of California.

STATE OF CALIFORNIA } ss.
 COUNTY OF LOS ANGELES }
 On this 5th day of October 1938

before me *Dorothy C. Reynolds* a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared

W. B. Stringfellow known to me to be the Vice-President

and *P. W. Carpenter* known to me to be the Assistant Secretary of the SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, the National Banking Association that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the association therein named, and acknowledged to me that such association executed the same.

Witness my hand and official seal.

Dorothy C. Reynolds
 Notary Public in and for said County and State.

STATE OF CALIFORNIA } ss.
 COUNTY OF LOS ANGELES }
 On this 5th day of December 1938

before me *E. H. Hewitt*, a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared

J. V. Leachman known to me to be the Vice-President

and *J. B. Williams* known to me to be the Assistant Secretary of LOS ANGELES TRUST & SAFE DEPOSIT COMPANY, the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

Witness my hand and official seal.

E. H. Hewitt
 Notary Public in and for said County and State.

January 25, 1939

SHEET No. 2 OF TWO SHEETS OF
TRACT NO. 11672
IN THE CITY OF MONTEBELLO,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

Jan 25 1939
37 10 A.M.
213
36

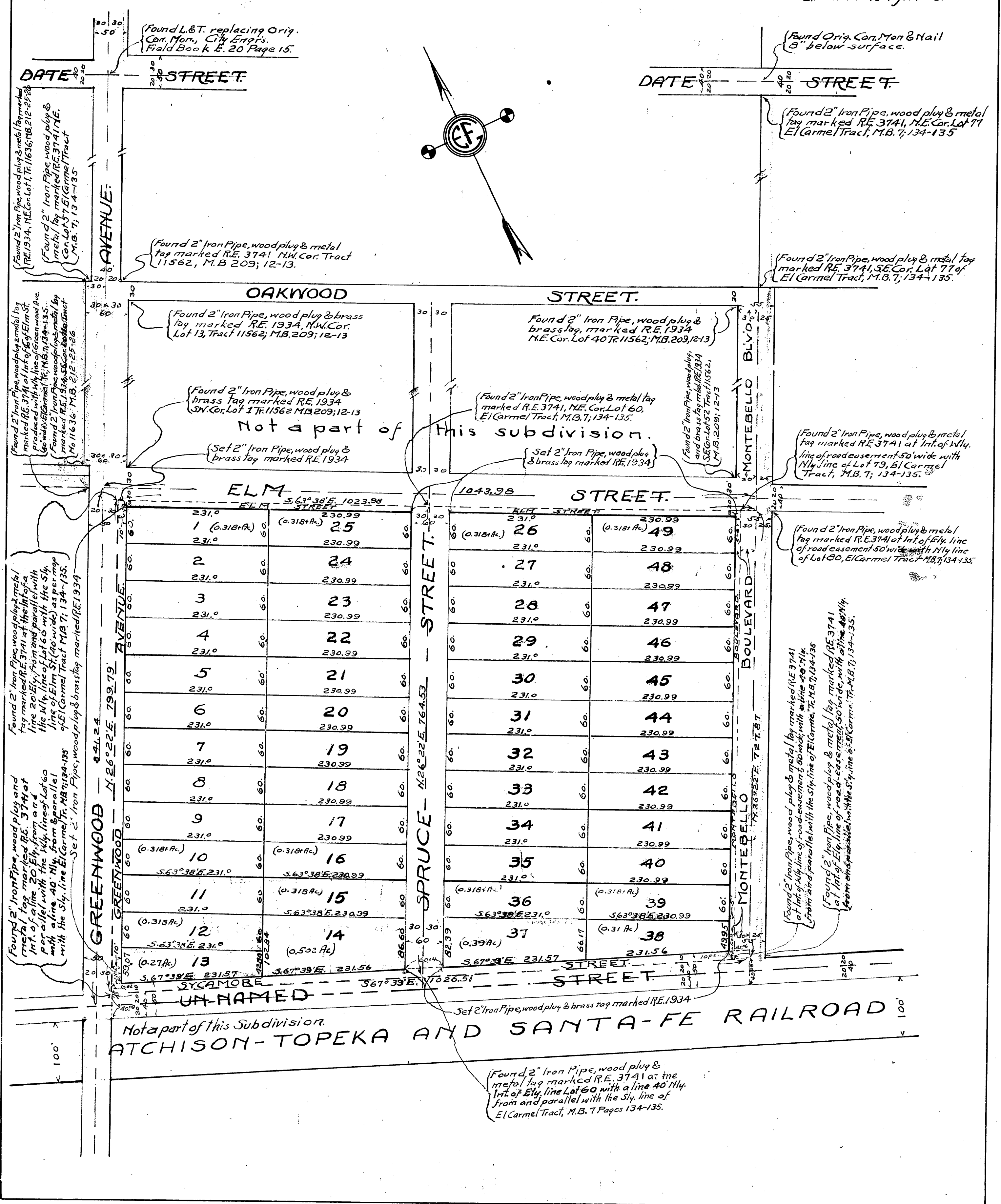
The bearing N. 26° 22' E. of Greenwood Avenue
as shown on map of Tract No. 11562 as recorded
in Book 209 Pages 12-13 of Maps, Records
of Los Angeles County was taken as basis of
bearings on this map.

E. F. Godso
Eng. F. Godso

Scale: 1 inch = 100 feet.

Survey completed July 30th 1938.

E. F. Godso Engineer.



ONE SHEET ONLY

TRACT NO 11941

IN THE CITY OF MONTEBELLO

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

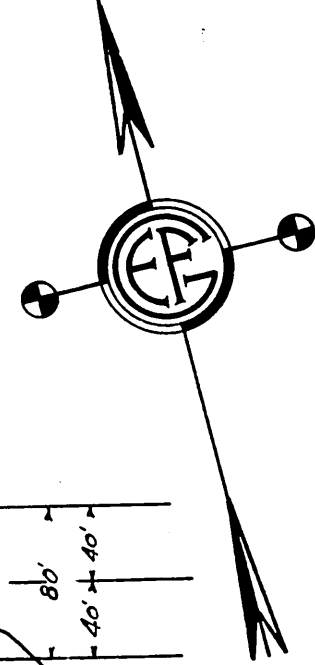
BEING A SUBDIVISION OF A PORTION OF
LOT 123 MONTEBELLO AS RECORDED IN BOOK 78, PAGES 19-23 MISCELLANEOUS RECORDS,
RECORDS OF LOS ANGELES COUNTY.

The bearing N. 14° 27' E. of Sixth Street as shown on map of Tract No. 11187 as recorded in Book 201 Pages 36 and 37 of Maps, Records of Los Angeles County was taken as basis of bearings on this map.

I, hereby certify that I am a Registered Civil Engineer of the State of California; That this map, consisting of one sheet, correctly represents a survey made under my supervision, completed May 15, 1939, that the monuments shown hereon actually exist; that their positions and character are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

E. J. G. G. G.
Registered Civil Engineer No. 1934

Scale = 1 in. = 100 ft.



We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said map and subdivision as shown within the colored border line and hereby dedicate to the public use the Avenue shown on said map within said subdivision.

Samuel W. Kerner Owner

The Montebello Land and Water Co. a Corporation.
By *Edmund F. Barker* President.
By *Edmund F. Barker* Secretary.
As successors in interests to Kasper Cohn Heirs.

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES ss.

On this 11th day of May in the year one thousand, nine hundred and thirty-nine before me S. T. S. Dorseyson, a Notary Public in and for said county of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared EDMUND F. BARKER

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

S. T. S. Dorseyson
Notary Public in and for the County of Los Angeles, State of California.

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES ss.

On this 11th day of May in the year one thousand, nine hundred and thirty-nine before me Robert Glones, a Notary Public in and for said county of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Edmund F. Barker known to me to be the President and Edmund F. Barker known to me to be the Secretary of the Montebello Land and Water Co. the corporation that executed the within instrument and known to me to be the persons whose names are subscribed thereto and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Robert Glones
Notary Public in and for the County of Los Angeles, State of California.

I hereby certify that I have examined this map; that it conforms substantially to the tentative map and all approved alterations thereof; That all provisions of applicable subdivision ordinances of the City of Montebello have been complied with, and that I am satisfied that this map is technically correct with respect to City Records.

Tract No. 11941

L. E. I AM TON, County Clerk of the County of Los Angeles, State of California.

By *W. W. Plumb*

JUL 19 1939
3 3 PM
219
25

W. W. Plumb
\$ 5.00

I, hereby certify that I have examined this map; That it conforms substantially to the tentative map and all approved alterations thereof; That all provisions of applicable subdivision ordinances of the City of Montebello have been complied with, and that I am satisfied that this map is technically correct with respect to City Records.

John M. Cole
City Engineer of the City of Montebello.

I, hereby certify that the Board of Trustees and City Council of the City of Montebello by resolution adopted May 14, 1939 approved the attached map and accepted on behalf of the public, for highway purposes, the Avenue shown upon said map and therein offered for dedication as public highways.

Dated May 22, 1939 *Samuel W. Kerner*
City Clerk of the City of Montebello.

I, hereby certify that all special assessments of which I am in charge, to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated May 22, 1939 *Arthur J. Jackson*
City Treasurer of the City of Montebello.

I hereby certify that the land included in the within subdivision, or a portion thereof is subject to special assessments in Special Assessment Districts as follows, to-wit:-

Name, Number or Designation	Total Outstanding Bonds	Duration of District
Beverly Blvd. 2-B	\$128158.03	1942

and that this certificate does not include any assessments of any special assessment district, the bonds of which have not yet become a lien upon the land contained in this subdivision.

Dated May 22, 1939 *Arthur J. Jackson*
City Treasurer of the City of Montebello.

TRACT NO. 12512
IN THE CITY OF MONTEBELLO
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF
A PORTION OF LOT 29, AND A PORTION OF LOT 40
TRACT N^o 2784 AS PER MAP THEREOF RECORDED IN BOOK 35 PAGES 26 AND 27 OF MAPS RECORDS OF LOS ANGELES COUNTY
SCALE: 1 INCH = 100 FEET

RECORDED
 December 4, 1940
 1 4 P.M.
 235
 26

Mc

\$500

I, E.F. Godso, hereby certify that I am a Registered Civil Engineer of the State of California; That this map consisting of two sheets, correctly represents a survey made under my supervision, completed September 30, 1940, that the monuments shown hereon actually exist; that their positions and character are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

E.F. Godso

Registered Civil Engineer N^o 1934

I, hereby certify that I have examined this map; That it conforms substantially to the tentative map and all approved alterations thereof; That all provisions of applicable subdivision ordinances of the City of Montebello have been complied with; and that I am satisfied that this map is technically correct with respect to City Records.

John L. Cole
 City Engineer of the City of Montebello.

I, hereby certify that all special assessments of which I am in charge to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

Dated October 9, 1940
Arthur Jackson
 City Treasurer of the City of Montebello.

I, hereby certify that the land included in the within subdivision is not, nor is any part thereof, subject to any special assessments which have not been paid in full, and that this certificate does not include any assessments of any special assessment district, the bonds of which have not yet become a lien upon the land contained in said subdivision.

Dated October 9, 1940
Arthur Jackson
 City Treasurer of the City of Montebello.

I, hereby certify that the Board of Trustees and City Council of the City of Montebello by resolution adopted September 30, 1940, approved the attached map and accepted on behalf of the public, for highway purposes, the Avenues and Via Lastre shown upon said map and therein offered for dedication as public highways.

Dated October 9, 1940, *Samuel W. Kame, Jr.*
 City Clerk of the City of Montebello.

STATE OF CALIFORNIA,
 COUNTY OF LOS ANGELES } ss.

On this 3rd day of October in the year one thousand, nine hundred and forty before me L. Maynardt, a Notary Public in and for said county of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared H. F. Nahn known to me to be the Vice-President and Don R. Cameron known to me to be the Asst. Secretary of the Union Bank & Trust Co. of Los Angeles, the corporation that executed the within instrument and known to me to be the persons whose names are subscribed thereto and acknowledged to me that such corporation executed the same as trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

L. Maynardt
 Notary Public in and for the County of Los Angeles, State of California.

STATE OF CALIFORNIA,
 COUNTY OF LOS ANGELES } S.S.

On this 6th day of November 1940, before me, L.E. LAMPTON, County Clerk of the County of Los Angeles, State of California, personally appeared Ralph W. Elsmann known to me to be the Chairman of the Board of Supervisors of the County of Los Angeles that executed the within instrument and acknowledged that such county executed the same.

L.E. Lampton, County Clerk.
 By *Ralph W. Elsmann*
 DEPUTY

STATE OF CALIFORNIA,
 COUNTY OF SANTA CLARA } S.S.

On this 13th day of November A.D. 1940, before me, L.M. Cali, a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared Ralph Elsmann known to me to be the President, and G.F. Childs known to me to be the Secretary of the California Water Service Company, the California Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

L.M. Cali
 Notary Public in and for said County and State.

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said map and subdivision as shown within the colored border line and hereby dedicate to the public use the Avenues and Via Lastre shown on said map within said subdivision.

George M. Wilson
Lillian M. Wilson
Edna Bicknell Bagg Beneficiary
Mary E. Cates Beneficiary

J. M. Hutchison Vice President
J. C. Wright Assistant Secretary
California Water Service Company, a California Corporation
 By *J. C. Wright* President
 By *J. C. Wright* Secretary

Union Bank & Trust Co. of Los Angeles, as trustee.
 By *Don R. Cameron* Vice President
 By *Don R. Cameron* Assistant Secretary

COUNTY OF LOS ANGELES
 By *Chairman of its Board of Supervisors*

STATE OF CALIFORNIA,
 COUNTY OF LOS ANGELES } ss.

On this 3rd day of October in the year one thousand, nine hundred and forty before me L. Maynardt, a Notary Public in and for said county of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared George M. Wilson and Lillian M. Wilson

known to me to be the person s whose name s are subscribed to the within instrument and acknowledged to me that the y executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

L. Maynardt
 Notary Public in and for the County of Los Angeles, State of California.

STATE OF CALIFORNIA,
 COUNTY OF LOS ANGELES } S.S.
 On this 4th day of December A.D. 1940, before me L.E. Strom, a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared J.M. Hutchison known to me to be the Vice President, and J.C. Wright known to me to be the Assistant Secretary of the FARMERS AND MERCHANTS NATIONAL BANK OF LOS ANGELES, the National Banking Association that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the association therein named, and acknowledged to me that such association executed the same.

WITNESS my hand and official seal.

L.E. Strom
 Notary Public in and for said County and State.

On this 4th day of October in the year one thousand, nine hundred and forty before me L. Maynardt, a Notary Public in and for said county of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Edna Bicknell Bagg and Mary E. Cates

known to me to be the person s whose name s are subscribed to the within instrument and acknowledged to me that the y executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

L. Maynardt
 Notary Public in and for the County of Los Angeles, State of California.

I hereby certify that I have examined this map; that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.

Dated: December 4, 1940

ALFRED JONES
 COUNTY SURVEYOR

By *W.M. Lawson* Deputy

TRACT NO. 12512

IN THE CITY OF MONTEBELLO
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF

A PORTION OF LOT 29, AND A PORTION OF LOT 40
TRACT N^o 2784 AS PER MAP THEREOF RECORDED IN BOOK 35 PAGES 26 AND 27 OF MAPS RECORDS OF LOS ANGELES COUNTY
SCALE: 1 INCH = 100 FEET

Survey completed, September 30, 1940

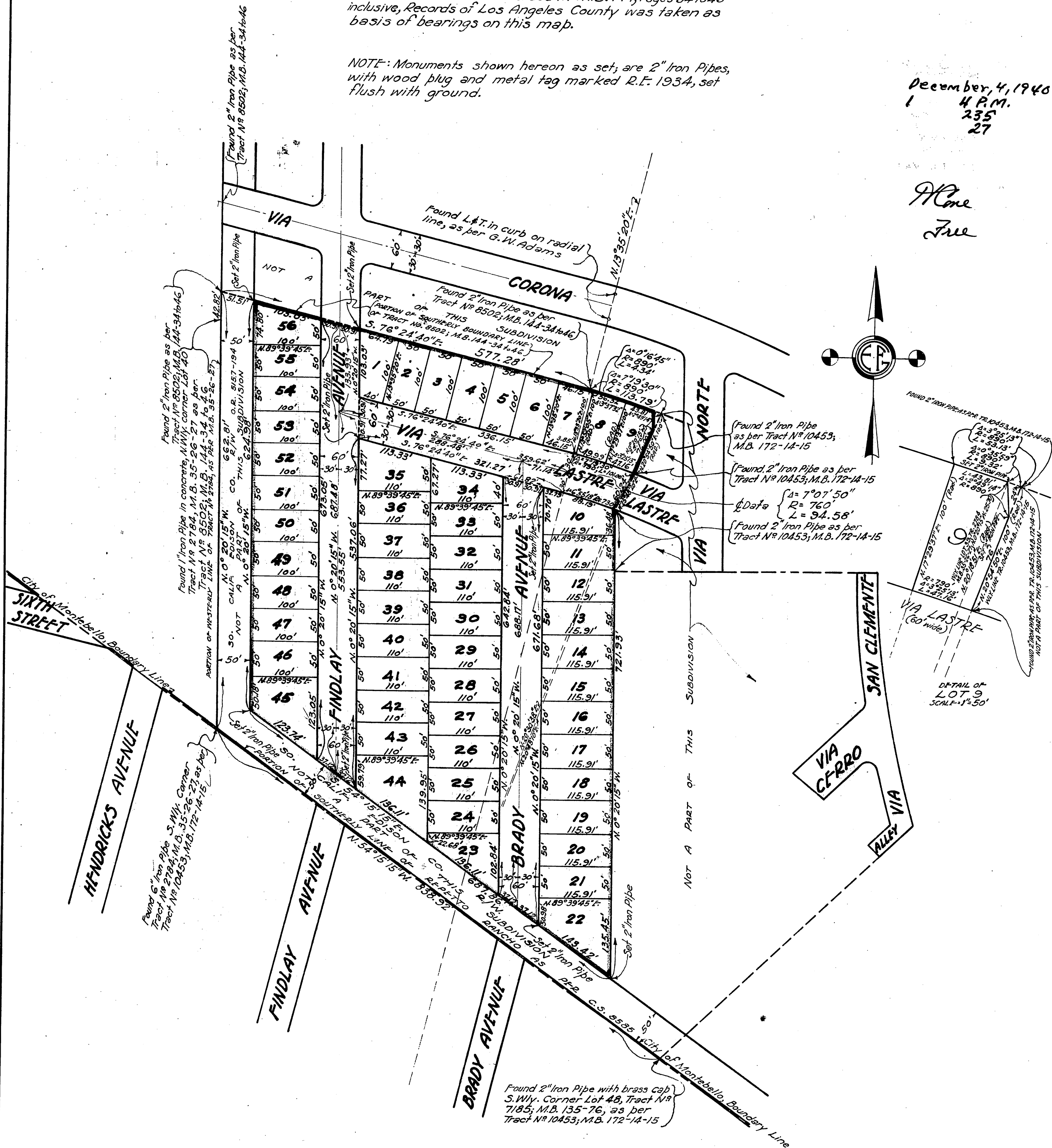
E. F. Godso, Engineer.

The bearing S. 76° 24' 40" E. of the south boundary line of Tract N^o 8502 as recorded in M.B. 144, Pages 34 to 46 inclusive, Records of Los Angeles County was taken as basis of bearings on this map.

NOTE: Monuments shown hereon as set, are 2" Iron Pipes, with wood plug and metal tag marked R.E. 1934, set flush with ground.

December 4, 1940
1 4 P.M.
235
27

None
True



Attachment B - Bid Results																						
FY 2025-2026 SR1 RUBBERIZED ASPHALT STREET ENHANCEMENT PROJECT CP 844																						
All American Asphalt		Shirley A. Hester, Inc.		Chris Paving Co. Inc.		Carmax Enterprises, Inc.		Ergon Paving Co.		Tenn Enterprises, Inc.		Sub-Military Contracting Co.		Dash Construction		Venice Co.		Pavco Construction, Inc.		LCR Earthwork & Engineering, Core		
Item No.	Description	Quantities	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	
1	Mobilization/ Demobilization (Not to exceed 2% of total of all other prime contract (SR items))	1	LS	\$80,000.00	\$80,000.00	\$85,000.00	\$85,000.00	\$82,000.00	\$82,000.00	\$85,000.00	\$85,000.00	\$87,000.00	\$87,000.00	\$70,245.00	\$70,245.00	\$82,000.00	\$82,000.00	\$86,500.00	\$86,500.00	\$90,000.00	\$90,000.00	
2	Traffic Control	1	LS	\$125,000.00	\$125,000.00	\$269,235.00	\$269,235.00	\$182,000.00	\$182,000.00	\$54,000.00	\$54,000.00	\$365,000.00	\$365,000.00	\$170,000.00	\$170,000.00	\$128,000.00	\$128,000.00	\$182,000.00	\$182,000.00	\$395,000.00	\$395,000.00	
3	Cold Mix Existing Asphalt Concrete (AC) Pavement (2" depth)	1200000	SF	\$0.31	\$372,000.00	\$0.28	\$336,000.00	\$0.33	\$396,000.00	\$0.49	\$588,000.00	\$0.32	\$384,000.00	\$0.44	\$528,000.00	\$0.48	\$592,000.00	\$0.52	\$624,000.00	\$0.56	\$672,000.00	
4A	Remove existing humps and furnish and install new AC Spaved Hump with advance warning pavement markings and regulatory posted signs	4	EA	\$5,625.00	\$23,300.00	\$7,875.00	\$31,500.00	\$8,200.00	\$32,800.00	\$4,200.00	\$16,800.00	\$4,500.00	\$18,000.00	\$2,100.00	\$8,400.00	\$8,000.00	\$32,000.00	\$4,800.00	\$19,400.00	\$2,075.00	\$8,300.00	
4B	Furnish and install new AC spaved hump on Van Dam Delmar per City standard with advance warning pavement markings on regulatory posted signs	2	EA	\$5,835.00	\$11,670.00	\$7,875.00	\$31,500.00	\$8,200.00	\$32,800.00	\$3,900.00	\$15,600.00	\$7,800.00	\$31,200.00	\$1,895.00	\$7,580.00	\$8,000.00	\$32,000.00	\$5,400.00	\$21,600.00	\$1,654.00	\$6,616.00	
5	Construct 2" Thick ARBOM Overlay	16000	Ton	\$1,550.00	\$24,800.00	\$1,717.00	\$27,472.00	\$1,938.00	\$31,008.00	\$1,937.00	\$31,000.00	\$2,000.00	\$32,000.00	\$1,349.99	\$2,159,880.00	\$1.36	\$2,160,000.00	\$1.33.28	\$2,132,000.00	\$1.45.00	\$2,320,000.00	
6	Seal cracks in all existing lateral and longitudinal cracks within new AC per American C	1	LS	\$20,000.00	\$20,000.00	\$52,000.00	\$52,000.00	\$28,000.00	\$28,000.00	\$26,500.00	\$26,500.00	\$30,000.00	\$30,000.00	\$27,500.00	\$27,500.00	\$26,000.00	\$26,000.00	\$66,025.00	\$66,025.00	\$15,000.00	\$15,000.00	
7	Adjust Existing Storm Drain Frames and Covers to Finished Grade	2	EA	\$1,475.00	\$2,950.00	\$1,230.00	\$2,460.00	\$2,808.00	\$5,616.00	\$1,450.00	\$2,900.00	\$2,900.00	\$5,800.00	\$1,500.00	\$3,000.00	\$1,425.00	\$2,850.00	\$1,100.00	\$2,200.00	\$850.00	\$1,700.00	
8	Adjust Existing Sewer and Utility Manhole Covers and Frames to Finished Grade	86	EA	\$1,475.00	\$126,850.00	\$1,230.00	\$105,780.00	\$1,282.00	\$110,262.00	\$1,450.00	\$124,700.00	\$1,300.00	\$111,800.00	\$1,400.00	\$120,400.00	\$1,425.00	\$122,550.00	\$1,000.00	\$86,000.00	\$850.00	\$73,100.00	
9	Adjust Existing Water Valve Covers and Frames to Finished Grade	86	EA	\$200.00	\$17,000.00	\$26.00	\$2,210.00	\$262.00	\$22,572.00	\$650.00	\$55,900.00	\$72,250.00	\$61,100.00	\$63,500.00	\$1,080.00	\$92,800.00	\$630.00	\$52,100.00	\$1,365.00	\$117,255.00	\$1,250.00	\$106,500.00
10	Furnish and install Traffic Signal Loop Detectors and Connect to DSC	1	LS	\$7,650.00	\$7,650.00	\$4,725.00	\$19,000.00	\$19,000.00	\$12,500.00	\$12,500.00	\$8,000.00	\$8,000.00	\$12,715.00	\$12,715.00	\$76,000.00	\$76,000.00	\$13,000.00	\$13,000.00	\$8,475.00	\$8,475.00		
11	Centerline Striping, Pavement Markings, in thermoplastic and House Address and Curb Painting	1	LS	\$103,000.00	\$103,000.00	\$107,440.00	\$107,440.00	\$142,000.00	\$142,000.00	\$104,500.00	\$104,500.00	\$112,000.00	\$112,000.00	\$64,515.00	\$64,515.00	\$60,000.00	\$60,000.00	\$135,000.00	\$135,000.00	\$114,189.00	\$114,189.00	
12	Construction Survey, Staking, Re-establish Survey Monuments and Centerline Ties	1	LS	\$35,000.00	\$35,000.00	\$34,000.00	\$34,000.00	\$45,922.00	\$45,922.00	\$35,500.00	\$35,500.00	\$35,500.00	\$35,500.00	\$36,865.00	\$36,865.00	\$35,000.00	\$35,000.00	\$38,000.00	\$38,000.00	\$38,833.00	\$38,833.00	
TOTALS					\$7,844,400.00		\$2,610,000.00		\$3,132,000.00		\$3,137,450.00		\$3,234,900.00		\$3,297,670.00		\$3,349,925.00		\$3,427,692.00		\$3,779,600.00	



ITEM # 12

**CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and City Council Members

FROM: Raul Alvarez, City Manager

BY: Fernando Pelaez, Fire Chief
Andrew Kim, Senior Management Analyst

SUBJECT: APPROVE AGREEMENT NO. 4463 WITH THE CITY OF SOUTH PASADENA FOR THE BILL OF SALE AND RELEASE OF LIABILITY FOR THE TRANSFER OF OWNERSHIP OF THE ACCELERANT DETECTION CANINE "DELTA"

DATE: February 25, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Approve Agreement No. 4463 with the City of South Pasadena for the Bill of Sale and Release of Liability for the transfer of ownership of the Accelerant Detection Canine (ADC) "Delta"; and
2. Take such additional, related action that may be desirable.

FISCAL IMPACT:

Upon execution of Agreement No. 4463 (Attachment A), the City of Montebello will assume full responsibility for all future costs associated with the care, training, certification, veterinary services, and operational use of the Accelerant Detection Canine "Delta." At this time, these costs will be absorbed within the existing Fire Department budget.

BACKGROUND/DISCUSSION:

The City of South Pasadena Fire Department has historically operated an Accelerant Detection Canine (ADC) named "Delta," which was originally obtained through a grant from State Farm Insurance Company to support fire origin and cause investigations. Following the termination of that grant program, ownership of the canine remained with

CITY COUNCIL AGENDA REPORT - MEETING OF FEBRUARY 25, 2026

Page 2 of 2

the City of South Pasadena, which has continued to maintain Delta in good working condition with an estimated remaining service life of approximately two years.

Delta's trained handler has since become employed by the Montebello Fire Department. Accelerant detection canines rely on a strong and consistent bond with their handler for operational effectiveness, safety, and accuracy. Reassigning a canine to a new handler typically requires extensive retraining and adjustment and may significantly reduce the canine's effectiveness in fire investigations.

To preserve the operational value of Delta and ensure the continued welfare of the canine, the Cities of South Pasadena and Montebello have agreed to transfer full ownership, custody, and responsibility for Delta to the City of Montebello.

The proposed Bill of Sale and Release of Liability Agreement (Attachment A) formally documents this transfer. Under the terms of the Agreement, Montebello will accept Delta in an "as-is" condition and will assume all operational, financial, and legal responsibility for the canine effective upon execution. The Agreement further provides that the City of Montebello will indemnify and hold harmless the City of South Pasadena from any future claims or liabilities arising from Delta's care, custody, or conduct.

Approval of this item allows the Montebello Fire Department to retain a highly specialized regional fire investigation resource while ensuring continuity of service and minimizing disruption to ongoing investigative capabilities. Delta may also continue to provide mutual aid support to neighboring jurisdictions, including South Pasadena, as needed.

ENVIRONMENTAL:

N/A

ANALYSIS:

N/A

SUMMARY:

Staff recommends that the City Council approve Agreement No. 4463 (Attachment A) with the City of South Pasadena for the bill of sale and release of liability for the transfer of ownership of the Accelerant Detection Canine, Delta. Approval of this item allows the Montebello Fire Department to retain a highly specialized regional fire investigation resource while ensuring continuity of service and minimizing disruption to ongoing investigative capabilities.

ATTACHMENT(S)

1. Attachment A - Agreement No. 4463



ATTACHMENT A

CITY OF MONTEBELLO

**AGREEMENT NO. 4463 – BILL OF SALE AND RELEASE OF LIABILITY WITH THE
CITY OF SOUTH PASADEA FOR THE TRANSFER OF OWNERSHIP OF THE
ACCELERANT DETECTION CANINE “DELTA”**

BILL OF SALE AND RELEASE OF LIABILITY AGREEMENT

This BILL OF SALE AND RELEASE OF LIABILITY AGREEMENT ("Agreement") is made and entered into this 20th day of October, 2025 (the "Effective Date"), by and between the CITY OF SOUTH PASADENA, a municipal corporation ("South Pasadena"), and the CITY OF MONTEBELLO, a municipal corporation ("Montebello"). South Pasadena and Montebello may be referred to collectively as the "Parties" and individually as a "Party."

RECITALS

WHEREAS, South Pasadena is the owner of the accelerant detection canine "Delta" ("Delta"); and

WHEREAS, South Pasadena has maintained Delta in good working condition and has an estimated two (2) years of active service life remaining; and

WHEREAS, Montebello desires to acquire Delta to work in the Montebello Fire Department ("Fire Department") with Delta's current handler

WHEREAS, Montebello and its Fire Department possess the facilities, trained personnel, and certification capacity necessary to continue Delta's operational service in fire investigation and public safety functions; and

WHEREAS, South Pasadena desires to transfer all ownership, custody, and operational responsibility for Delta to Montebello, and Montebello desires to accept full ownership, liability, and responsibility for Delta's ongoing care, training, and certification; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Section 1. Transfer of Ownership.

As of the Effective Date, South Pasadena does hereby transfer, sell, assign, convey and deliver to Montebello all of its right, title, and interest in and to that certain accelerant detection canine commonly known as "Delta," together with any associated equipment, documentation, and certification records and Montebello hereby accepts the transfer and ownership of Delta subject to the terms and conditions herein

Section 2. Condition of Transfer.

Montebello takes title to and accepts the transfer of Delta in its "AS IS" condition. South Pasadena makes no representation or warranty of any kind, whether express or implied, concerning, but not limited to, the quality, health, training, or fitness for any purpose whatsoever.

Section 3. Assumption of Responsibility.

As of the Effective Date, Montebello assumes all operational and financial responsibility for the care, feeding, training, housing, certification, veterinary maintenance, and all other obligations associated with Delta. Montebello agrees that South Pasadena shall have no further responsibility, financial or otherwise, for Delta after the Effective Date.

Section 4. Indemnification and Release of Liability.

Montebello hereby releases, defends, indemnifies, and holds harmless South Pasadena, and its elected officials, officers, employees, and agents, from any and all claims, liabilities, losses, damages, or causes of action of any kind, including any injury to or death of any person or damage to property or other liability of any nature whatsoever, arising from or relating to Delta, any actions of Delta, and/or Delta's care, custody, handling, or conduct as of the Effective Date.

The parties agree and acknowledge that the above release extends to all claims of every nature and kind, known or unknown, suspected or unsuspected, discovered or undiscovered, and Carrillo hereby waives all rights under Section 1542 of the Civil Code of California, and any similar provisions under any laws of any other state or the United States, pertaining to waivers of unknown or unsuspected claims. Section 1542 of the Civil Code of the State of California provides:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

Section 5. Certification and Service.

Montebello agrees to maintain Delta's certification for accelerant detection service under the direction of an authorized handler and ensure compliance with applicable training and welfare standards. Montebello agrees that to the extent possible that all required training, maintenance and daily care will be handled directly by John Papadakis, a designated Accelerant Detection Canine handler.

Section 6. Entire Agreement.

This Agreement constitutes the entire integrated agreement between the Parties concerning the subject matter herein and supersedes all prior negotiations, representations or agreements, whether written or oral. This Agreement may be amended only in writing and signed by both Parties.

Section 7. Governing Law and Venue.

This Agreement shall be governed by and construed in accordance with the laws of the State of California. Venue for any dispute arising under this Agreement shall be in the Los Angeles County Superior Court.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date first written above.

City of South Pasadena

City of Montebello

By: _____
Todd Hileman, City Manager

By: _____
Raul Alvarez, City Manager

ATTEST:

ATTEST:

By: _____
Mark Perez, Acting Chief City Clerk

By: _____
Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By: _____
Roxanne Diaz, City Attorney

By: _____
Arrnold M. Alvarez-Glasman,
City Attorney



ITEM # 13

**CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and City Council Members

FROM: Raul Alvarez, City Manager

BY: Fernando Pelaez, Fire Chief
Andrew Kim, Senior Management Analyst

SUBJECT: APPROVE AGREEMENT NO. 4464 BETWEEN THE CITY OF MONTEBELLO AND THE COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES FOR ACCEPTANCE OF MEASURE B GRANT FUNDING

DATE: February 25, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Approve Agreement No. 4464 between the City of Montebello and the County of Los Angeles Department of Health Services for acceptance of one-time Measure B grant funding in an amount not to exceed \$50,000; and
2. Authorize the City Manager to execute Agreement No. 4464 and any related documents necessary to accept the grant; and
3. Approve appropriation of grant funds by increasing appropriations by \$50,000 in Account No. 265-85-868-6000.50 (Grants, Fire Department, Measure B - LA County EMS, Supplies Medical [Expenditures]) and \$50,000 in Account No. 265-99-4198.29 (Grants, Misc Grants - Measure B - LA County EMS [Revenue]); and
4. Take such additional, related action that may be desirable.

FISCAL IMPACT:

Approval of Agreement No. 4464 (Attachment A) will result in the receipt of one-time grant funding from the County of Los Angeles. The Los Angeles County Board of Supervisors approved allocation of \$20 million in Measure B funding across all five supervisorial districts. On November 12, 2025, the Board provided direction to the Los Angeles County Department of Health Services (DHS) to provide up to \$50,000 in one-time funding to the City of Montebello for the purchase of Automated External

Defibrillators (AEDs) and related equipment.

The recommended actions require an increase in appropriations by \$50,000 in Account No.265-85-868-6000.50 (Grants, Fire Department, Measure B - LA County EMS, Supplies Medical [Expenditures]) and \$50,000 in Account No. 265-99-4198.29 (Grants, Misc Grants - Measure B - LA County EMS [Revenue]).

Any future operational or maintenance costs associated with the equipment funded under this agreement will be absorbed within existing departmental budgets or addressed through future budget actions, as necessary.

BACKGROUND/DISCUSSION:

The County of Los Angeles Department of Health Services (DHS) administered Measure B grant funding program intends to support emergency medical services, trauma care, emergency preparedness, and other qualified public safety purposes within the County. These grant funds are awarded on a one-time basis and must be used in accordance with County requirements, applicable Board of Supervisors actions, and reporting and oversight provisions. Measure B funding is derived from a countywide parcel tax that was approved by voters in 2002 to provide funding for the countywide system of trauma centers, emergency medical services and bioterrorism response.

On May 14, 2025, the City Council previously authorized staff to apply for Measure B grant funding. As a result of that authorization, the Fire Department submitted an application and was subsequently identified as an eligible recipient of grant funding to support improvements to prehospital emergency medical services and related public safety capabilities. The proposed use of funds is to purchase Automated External Defibrillators (AEDs), which is consistent with County program guidelines and supports the Fire Department's mission to enhance emergency response readiness, service delivery, and community safety. Staff is now requesting City Council approval to accept the grant, authorize execution of the agreement, and appropriate the necessary funds to allow purchase of the AEDs and related equipment.

ENVIRONMENTAL:

N/A

ANALYSIS:

Approval of Agreement No. 4464 (Attachment A) allows the City to leverage external funding to enhance the Fire Department capabilities without reliance on General Fund resources. The proposed project of purchasing AEDs aligns with the City's public safety priorities and supports ongoing efforts to improve emergency medical response, preparedness, and service delivery within the community. Acceptance of this grant funding enables the Fire Department to address identified needs in a timely manner while maintaining fiscal responsibility.

SUMMARY:

CITY COUNCIL AGENDA REPORT - MEETING OF FEBRUARY 25, 2026

Page 3 of 3

Agreement No. 4464 (Attachment A) provides the City of Montebello with one-time Measure B grant funding up to \$50,000 from the County of Los Angeles to support eligible Fire Department emergency medical and public safety initiatives. Acceptance of the grant requires City Council approval, authorization for the City Manager to execute the agreement, and acceptance of grant funds by increasing appropriations by \$50,000 in Account No.265-85-868-6000.50 (Grants, Fire Department, Measure B - LA County EMS, Supplies Medical [Expenditures]) and \$50,000 in Account No. 265-99-4198.29 (Grants, Misc Grants - Measure B - LA County EMS [Revenue]).

ATTACHMENT(S)

1. Attachment A - Agreement No. 4464



ATTACHMENT A

CITY OF MONTEBELLO

**AGREEMENT NO. 4464 – ACCEPTANCE OF MEASURE B GRANT FUNDING FROM
THE COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES**

MEMORANDUM OF AGREEMENT

BETWEEN THE
MONTEBELLO FIRE DEPARTMENT

AND THE

COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES

Related to the Transfer of Measure B Funding

MEMORANDUM OF AGREEMENT
BETWEEN THE
MONTEBELLO FIRE DEPARTMENT
AND THE
COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES

THIS Memorandum of Agreement (hereafter “MOA”) is made and entered into this _____ day of _____, 2026, by and between the County of Los Angeles (hereinafter “County”) on behalf of its Department of Health Services (hereinafter “DHS”) and the Montebello Fire Department (hereinafter “Provider”), hereinafter referred to individually a “Party” and collectively the “Parties”.

WHEREAS, on July 15, 2025, County’s Board of Supervisors (hereinafter “Board”) approved a motion brought forth by Supervisors Janice Hahn and Hilda L. Solis to allocate \$20 million in unproposed, unallocated, one-time available funding evenly between the five Supervisorial Districts to maintain emergency room operations and availability, trauma, emergencies, bioterrorism response needs, and for specific, qualified Measure B purposes; and delegated authority to the Director of the DHS to work in conjunction with each Supervisorial District and the Chief Executive Office (hereinafter “CEO”) to identify projects within each District that meet the requirements of Measure B; and to execute necessary agreements that contain provisions necessary to comply with proper reporting, monitoring, and oversight of the use of funds; and

WHEREAS, on November 12, 2025, DHS received confirmation from the Board identifying the projects that meet the requirements of Measure B in the amount of \$50,000 in one-time funding for Fiscal Year 2025-26 allocated from Supervisorial District 1; and

Whereas, the Parties concur that this MOA, as executed, does not affect in any manner the Provider’s present or future rights for the provision of its jurisdiction’s prehospital emergency medical services under Health and Safety Code Sections 1797.201 or 1797.224, and that this MOA is solely for the purpose of establishing terms and conditions for reimbursement by County to Provider for the purchase of approved equipment.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1.0 SCOPE

- 1.1 Provider shall purchase, and for which County shall reimburse Provider with Measure B funding, ten (10) Automated External Defibrillators (AED) and two (2) AED training units to improve the level of service and improvement of prehospital emergency care in order to efficiently and appropriately provide the delivery of emergency medical care to the sick and injured at the scene of an emergency within the County.
- 1.2 Provider shall be responsible for maintaining the equipment purchased under this MOA.

- 1.3 Provider agrees to utilize the monitor/defibrillators in a manner consistent with standards, policies, and procedures of the EMS Agency, and without regard to a patient's ability to pay.
- 1.4 Provider represents, warrants, and certifies that expenditures reimbursed under this MOA are allowable, eligible, and compliant with Measure B requirements, applicable Board motions, and all County policies governing the use of Measure B funds.

2.0 TERM

- 2.1 The term of this MOA is effective upon the date of execution by the Director of Health Services (Director) or authorized designee. This MOA shall expire on June 30, 2026, unless sooner extended or terminated, in whole or in part, as provided herein. This MOA may be terminated by County for convenient or for cause, in whole or in part, at any time upon thirty (30) calendar days' advance written notice. Provider may terminate this MOA only upon thirty (30) calendar days' advance written notice and subject to County's reimbursement rights under Section 3.5.
- 2.2 In any event, this MOA may be terminated at any time by either party by giving at least thirty (30) calendar days advance written notice to the other Party.

3.0 PAYMENT AND INVOICES

- 3.1 County's maximum reimbursement to Provider for the AED shall not exceed Fifty Thousand Dollars (\$50,000).
- 3.2 County shall not reimburse Provider for the purchase of the monitor/defibrillators to the extent that Provider has received funding from any other grant or third-party source to offset the cost.
- 3.3 Provider shall maintain accurate, complete, and current supporting documentation for Measure B funds under this MOA, in accordance with Generally Accepted Accounting Principles (GAAP) and Measure B requirements. Such records shall be retained for a minimum of five (5) years following the end of the applicable Fiscal Year, or longer if an audit, litigation, or other dispute is pending. The County, its authorized representatives, the Chief Executive Office, Auditor-Controller, or any authorized federal or state agency shall have the right to inspect, audit, and copy such records at any time during normal business hours, upon reasonable notice.
- 3.4 Provider shall submit copies of its invoice(s) with purchase order(s), and proof of Provider's payment to the County that clearly reflects and provides details for the allowable purchases and expenditures. Invoice(s) with purchase order(s) and proof of payment shall be forwarded to County via

United States Postal Service, facsimile transmission, or e-mail transmission within thirty (30) days after payment to the vendor to the following address:

Department of Health Services
Emergency Medical Services Agency
10100 Pioneer Blvd., Suite 200
Santa Fe Springs, CA 90670
Attn: Adrian Romero, County's Project Director
562-941-2397
E-mail: ARomero2@dhs.lacounty.gov

3.4.1 County Approval of Invoices

All invoices submitted by Provider for payment must have the written approval of County's Project Director prior to any payment thereof. In no event shall County be liable or responsible for any payment prior to such written approval. Approval for payment will not be unreasonably withheld.

3.4.2 County shall reimburse Provider within ninety (90) days of its receipt of a complete and correct invoice, including Provider's purchase order(s) and proof of payment for the allowable purchases and expenditures associated with the ID Program.

3.4 **Default Method of Payment: Direct Deposit or Electronic Funds Transfer**

3.4.1 The County, at its sole discretion, has determined that the most efficient and secure default form of payment for goods and/or services provided under an agreement/contract with the County shall be Electronic Funds Transfer (EFT) or direct deposit, unless an alternative method of payment is deemed appropriate by the Auditor-Controller (A-C).

3.4.2 The Provider shall submit a direct deposit authorization request via the website <https://directdeposit.lacounty.gov> with banking and vendor information, and any other information that the A-C determines is reasonably necessary to process the payment and comply with all accounting, record keeping, and tax reporting requirements.

3.4.3 Any provision of law, grant, or funding agreement requiring a specific form or method of payment other than EFT or direct deposit shall supersede this requirement with respect to those payments.

3.4.4 At any time during the duration of this MOA, the Provider may submit a written request for an exemption to this requirement. Such request

must be based on specific legal, business or operational needs and explain why the payment method designated by the A-C is not feasible and an alternative is necessary. The A-C, in consultation with the contracting department(s), shall decide whether to approve exemption requests.

3.5 DISALLOWED COSTS; REPAYMENT

In the event County determines that any reimbursement made under this MOA was for costs that are unallowable, unsupported, or otherwise disallowed, Provider shall repay such amounts to County within thirty (30) days of written notice. Regardless of termination or expiration of this MOA.

3.6 SUSPENSION OF PAYMENTS

County may withhold or suspend reimbursement if Provider fails to comply with any provision of this MOA, Measure B requirements, or applicable audit findings until such non-compliance is cured to County's satisfaction.

4.0 COUNTY ADMINISTRATION

- 4.1 DHS' Director or authorized designee shall have the authority to administer this MOA on behalf of the County. Director or designee retains professional and administrative responsibility for the services rendered under this MOA.
- 4.2 County's Project Director shall be responsible for ensuring that the objectives of this MOA are met and providing direction to the Provider in the areas relating to County policy, information requirements, and procedural requirements. County's Project Director is:

Adrian Romero
Department of Health Services
Emergency Medical Services Agency
10100 Pioneer Blvd., Suite 200
Santa Fe Springs, CA 90670
Telephone: (562) 378-1595
E-mail: ARomero2@dhs.lacounty.gov

- 4.3 County shall notify Provider in writing of any change in the name of the County's Project Director.

5.0 PROVIDER ADMINISTRATION

- 5.1 Provider's Project Manager(s) shall be responsible for Provider's Day-to-day activities as related to this MOA and shall coordinate with County's Project Director on a regular basis. Provider's Project Manager is:

David Milligan, Battalion Chief, EMS
1600 W. Beverly Blvd.
Montebello, CA 90640
323-220-2782

Dmilligan@montebelloca.gov

- 5.2 Provider shall notify County in writing of any change in the name or address of Provider's Project Manager(s).

6.0 AMENDMENTS

For any mutually agreed upon change that affects the term or any conditions included under this MOA, an Amendment shall be prepared by County and then executed by the Parties.

7.0 COUNTERPARTS; ELECTRONIC SIGNATURES AND REPRESENTATIONS

This MOA and any Amendments or modifications thereto may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

County and Provider hereby agree to regard appropriate facsimile or digital representations of original signatures of authorized officers of each party on the MOA related documents, received via an electronic communicative (facsimile, email or electronic signature), as legally sufficient evidence that legally binding signatures have been affixed to such documents.

8.0 GOVERNING LAW, JURISDICTION, AND VENUE

This MOA shall be governed by, and construed in accordance with, the laws of the State of California. Provider agrees and consents to the exclusive jurisdiction of the courts of the State of California for all purposes regarding this MOA and further agrees and consents that venue of any action brought hereunder shall be exclusively in the County of Los Angeles.

9.0 INDEPENDENT PROVIDER STATUS

- 9.1 This MOA is by and between County and Provider and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or association, as between County and Provider.

The employees and agents of one party shall not be, or be construed to be, the employees or agents of the other party for any purpose whatsoever.

- 9.2 Provider shall be solely liable and responsible for providing to, or on behalf of, all persons performing work pursuant to this MOA all compensation and benefits; and County shall have no liability or responsibility for the payment of any salaries, wages, unemployment benefits, disability benefits, Federal, State, or local taxes, or other compensation, benefits, or taxes for any personnel provided by or on behalf of Provider.
- 9.3 Provider understands and agrees that all persons performing work pursuant to this MOA are, for purposes of Workers' Compensation liability, solely employees of Provider and not employees of County. Provider shall be solely liable and responsible for furnishing any and all Workers' Compensation benefits to any person as a result of any injuries arising from or connected with any work performed by or on behalf of Provider pursuant to this MOA.

10.0 INDEMNIFICATION

Provider shall indemnify, defend and hold harmless the County, its Special Districts, elected and appointed officers, employees, agents and volunteers (hereinafter "County Indemnitees") from and against any and all liability, including but not limited to demands, claims, actions, fees, costs, and expenses (including attorney and expert witness fees), arising from or connected with Provider's intentional, willful, or negligent acts and/or omissions arising from and/or from or connected with Provider's performance under this MOA, including any breach of this MOA, except as to the sole intentional, willful, or negligent acts and/or omissions of the County Indemnitees.

Any legal defense pursuant to Provider's indemnification obligations under the MOA shall be conducted by Provider and performed by counsel selected by Provider and approved by County. Notwithstanding the preceding sentence, County shall have the right to participate in any such defense at its sole cost and expense, except that in the event Provider fails to provide County with a full and adequate defense, as determined by County in its reasonable judgment, County shall be entitled to retain its own counsel, including, without limitation, County Counsel, and reimbursement from Provider for all such costs and expenses incurred by County in doing so. Provider shall not have the right to enter into any settlement, agree to any injunction, or make any admission, in each case, on behalf of County without County's prior written approval.

11.0 NOTICES

All notices or demands required or permitted to be given or made under this MOA shall be in writing and shall be hand delivered with signed receipt or mailed by

first-class registered or certified mail, postage prepaid, addressed to the parties as identified in Sub-paragraphs 4.2 and 5.1, and copies to:

Julio C. Alvarado, Director
Los Angeles County Department of Health Services
Contracts and Grants Division
313 North Figueroa Street, 6th Floor East
Los Angeles, California 90012
Phone: (213) 288-7819
E-mail: jalvarado@dhs.lacounty.gov

Addresses may be changed by either party giving ten (10) days prior written notice thereof to the other party.

12.0 OWNERSHIP AND USE OF EQUIPMENT

Equipment purchased with Measure B funds shall be used solely for public emergency medical services within the County of Los Angeles. Provider shall not sell, transfer, encumber, or dispose of such equipment during its useful life without County's prior written approval.

- 12.1 Provider shall not assign, transfer, or subcontract any rights or obligations under this MOA without County's prior written consent.
- 12.2 Provider warrants compliance with applicable conflict-of interest laws, including Government Code section 1090, Political Reform Act requirements and County lobbying ordinances.
- 12.3 Sections 3.3, 3.5, 10.0, 11.0 and any audit or repayment obligations shall survive expiration or termination of this MOA.
- 12.4 If any provision of this MOA is held invalid or unenforceable, the remaining provision, shall remain in full force and effect.

/

/

/

IN WITNESS WHEREOF, the Board of Supervisors of the County of Los Angeles has caused this MOA to be executed by the County's Director of Health Services, and Provider has caused this MOA to be executed on its behalf by its duly authorized officer, the day, month, and year first above written.

COUNTY OF LOS ANGELES

By: 
Christina R. Ghaly, M.D.
Director of Health Services

PROVIDER

MONTEBELLO FIRE DEPARTMENT

By: _____
Signature

Printed Name

Title

APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By: 
Georgina Glaviano (Jan 29, 2026 12:28:38 PST)
Georgina Glaviano
Deputy County Counsel



ITEM # 14

**CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and City Council Members

FROM: Raul Alvarez, City Manager

BY: Cesar Roldan, Director of Public Works

SUBJECT: **APPROVE AMENDMENT NO. 1 TO AGREEMENT NO. 4371 WITH CEM CONSTRUCTION CO. FOR THE DOWNTOWN SEWER REPLACEMENT PROJECT (CP NO. 919)**

DATE: February 25, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Authorize the City Manager to execute Amendment No. 1 to Agreement No. 4371 with the CEM Construction Corp. to extend the term of the agreement from February 13, 2026, to June 30, 2026; and
2. Authorize the City Manager to execute all applicable exhibits and forms that accompany the amended agreement in good faith; and
3. Take such additional, related action that may be desirable.

FISCAL IMPACT:

Approval of Amendment No. 1 to Agreement No. 4371 with CEM Construction Corp. will have no additional fiscal impact. The proposed amendment extends the term of the agreement solely to accommodate rain-related delays affecting allowable project working days for the Downtown Sewer Replacement Project (CP 919). The amendment does not modify the not-to-exceed compensation amount. The project is funded by a combination of Local Return funds and grant funds, which have been previously appropriated, budgeted, and allocated to the project, contract, and associated purchase order. No additional appropriations are required as a result of this action.

BACKGROUND/DISCUSSION:

On June 11, 2025, the City issued a Notice Inviting Bids (NIB) for CP 919 – Downtown

CITY COUNCIL AGENDA REPORT - MEETING OF FEBRUARY 25, 2026

Page 2 of 2

Sewer Replacement Project. Following the bid process, CEM Construction Corp. was determined to be the lowest responsive and responsible bidder.

On August 13, 2025, the City Council awarded the construction contract for CP 919 – Downtown Sewer Replacement Project to CEM Construction Corp. in the amount of \$4,474,207, with an additional ten percent construction contingency of \$447,421, for a total project budget of \$4,921,627. The project is funded through a combination of Local Return funds and grant funds, all of which were included and available in the Adopted Fiscal Year 2025–26 Budget's Capital Improvement Program.

Since the issuance of the Notice to Proceed, CEM Construction Corp. has been actively performing construction services and has completed approximately 75% of the project work. During construction, the project has experienced weather-related delays, including rain events that have impacted the number of allowable working days established in the project specifications and agreement. As the current contract termination date approaches, additional rain delays continue to affect the remaining schedule.

To allow for completion of the project while accounting for weather-related impacts on allowable working days, staff recommend extending the term of the agreement through June 30, 2026.

ENVIRONMENTAL:

N/A

ANALYSIS:

N/A

SUMMARY:

The proposed Amendment No. 1 to Agreement No. 4371 extends the contract term for the Downtown Sewer Replacement Project (CP 919) through June 30, 2026, to account for weather-related delays that have affected allowable working days. The amendment does not modify the scope of work or the not-to-exceed compensation amount, and all project funding has been previously appropriated and remains available. Staff recommend that the City Council authorize the City Manager to execute Amendment No. 1 to Agreement No. 4371 to allow construction to be completed in accordance with project specifications while maintaining continuity of services.

ATTACHMENT(S)

1. Attachment A - Agreement No. 4371 - Amendment No. 1
2. Attachment B - Agreement No. 4371

CITY OF MONTEBELLO

**AMENDMENT NO. 1
TO PROFESSIONAL SERVICES AGREEMENT NO. 4371
WITH CEM CONSTRUCTION CORPORATION**

This Amendment No. 1 to Professional Services Agreement 4371 ("Amendment No. 1"), is made and entered into this 25th day of February 2026, ("Effective Date") by and between the City of Montebello, a California municipal corporation, (hereinafter referred to as the "City") and Cem Construction Corporation, (hereinafter referred to as the "Consultant"). The City and the Consultant are sometimes hereinafter individually referred to as a "Party" and jointly as the "Parties".

RECITALS

WHEREAS, the Consultant and the City entered into that certain Agreement for Professional Services by and between the City of Montebello and Cem Construction Corporation, dated August 13, 2025 ("Agreement"), pursuant to which City retained Consultant to provide construction services for the Downtown Sewer Infrastructure Project 919, as further described in the Agreement; and

WHEREAS, the City awarded the Agreement to the Consultant based on their qualification, subsequent to a competitive bidding process; and

WHEREAS, the project has incurred weather-related delays which impacted the number of allowable working days as established in the project specifications and Agreement; and

WHEREAS, the Agreement is set to expire on February 13, 2026 and the project work cannot be completed within this timeframe; and

WHEREAS, the City and Consultant desire to extend the term of the Agreement to June 30, 2026 to allow for the completion of the project; and

WHEREAS, for the reasons set forth herein, the City and Consultant desire to enter into this Amendment No. 1, as set forth below.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the receipt adequacy of which is expressly acknowledged by the Parties, the Parties agree to amend the Agreement as follows:

AMENDMENTS

SECTION 1. Section 3 of the Agreement, TERM; AND TIME FOR COMPLETION is amended to read as follows:

- a. This Agreement shall expire on June 30, 2026, unless terminated earlier as hereinafter provided.

AMENDMENT NO. 1 TO AGREEMENT NO. 4371

Page 2 of 3

SECTION 2. Except as expressly modified or supplemented by this Amendment No. 1, all other provisions of the Agreement remain unaltered and in full force and effect. In the event of conflict between the provisions of this Amendment No.1 and the provisions of the Agreement, the provisions of this Amendment No. 1 shall control.

[END OF AMENDMENT NO. 1]

[SIGNATURES ON THE FOLLOWING PAGE]

AMENDMENT NO. 1 TO AGREEMENT NO. 4371

Page 3 of 3

IN WITNESS WHEREOF, the Parties execute this Amendment No. 1 to take effect as of the Effective Date identified above.

("CITY")

CITY OF MONTEBELLO

("CONSULTANT")

**CEM CONSTRUCTION
CORPORATION**

Raul Alvarez, City Manager

Jesus Carrillo, President

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

**CITY OF MONTEBELLO
PROFESSIONAL SERVICES AGREEMENT NO. 4371
WITH CEM CONSTRUCTION CORPORATION**

THIS STANDARD PUBLIC WORKS AGREEMENT ("AGREEMENT") is made and entered into on August 13, 2025 ("Effective Date") by and between the CITY OF MONTEBELLO, a California municipal corporation (the "CITY") and CEM CONSTRUCTION CORPORATION, a California corporation ("CONTRACTOR"). The CITY and CONTRACTOR are sometimes referred to herein individual as the "Party," and jointly as the "Parties."

RECITALS

WHEREAS, the CITY duly advertised a Notice Inviting Bids to be submitted on or before July 16, 2025, published on June 13, 2025 for the work on Downtown Sewer Infrastructure Project 919 ("PROJECT").

WHEREAS, on August 13, 2025, the City Council accepted the bid of CONTRACTOR as the lowest responsible, responsive bid received and directed that a written contract be entered into with CONTRACTOR for the PROJECT.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements herein contained, the parties do hereby agree as follows:

SECTION 1. INCORPORATION OF RECITALS AND CONTRACT DOCUMENTS

a. The above-referenced Recitals constitute a material part hereof and shall hereby be incorporated by reference. Moreover, the ("CONTRACT DOCUMENTS") for the PROJECT shall consist of the Notice Inviting Sealed Bids, the Instructions to Bidders, Bidders Proposal, Addendums, CONTRACTOR's Bid for the PROJECT, Scope of Work, general specifications and all referenced specifications, details, standard drawings, and appendices, together with this Agreement and all required bonds, and insurance certificates. All of the CONTRACT DOCUMENTS are intended to complement the other documents so that any work called for in one, and not mentioned in the others, or vice versa, is to be executed the same as if mentioned in all of said documents. The CONTRACT DOCUMENTS are incorporated herein by this reference and made part hereof as though they were fully set forth herein.

b. In case any of the CONTRACT DOCUMENTS conflict with each other, the order of preference for the CONTRACT DOCUMENTS is:

1. This AGREEMENT and its Exhibits and or Attachments, including any and all addenda or supplemental agreements.
2. Appendices
3. Standard drawings

STANDARD PUBLIC WORKS AGREEMENT NO. 4371

Page 2 of 14

4. Details
5. Special Provisions, if any
6. Addendums
7. General Specifications and all referenced specifications
8. Bidders Proposal
9. Instructions to Bidders
10. Notice Inviting Sealed Bids

SECTION 2. THE WORK

For and in consideration of the payments and agreements to be made and performed by the CITY, CONTRACTOR agrees to furnish all materials and perform all work required for the PROJECT and to fulfill all other obligations as set forth in the CONTRACT DOCUMENTS.

SECTION 3. TERM; AND TIME FOR COMPLETION

- a. This Agreement shall expire on February 13, 2026, unless terminated earlier as hereinafter provided.
- b. Notice to Proceed. Any work or service contemplated under this Agreement shall not commence until the CITY has issued a written Notice to Proceed.

SECTION 4. COMPENSATION

CONTRACTOR hereby agrees to receive and accept the total amount of Four Million, Four Hundred Seventy-Four Thousand, Two Hundred Six Dollars and Seventy Cents (\$4,474,206.50) for a **Contract Total Not To Exceed Amount of Four Million, Four Hundred Seventy-Four, Two Hundred Six Dollars and Fifty Cents (\$4,474,206.50)**, which is based on performing all of the work shown on Bidders Proposal as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the CONTRACT DOCUMENTS, and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work. CITY shall herein retain five percent (5%) of said price until said time as the provisions of SEC. 18 herein have been met.

4.1. **Progress Payments**

Progress Payments shall be made in accordance with Section 7 the General Provisions and the provisions of this Section 4.1. Upon receipt of a properly presented payment request, the CITY shall process the payment request in accordance with Public Contract Code Section 20104.50. The CITY shall review the payment request as soon as possible. If the CITY rejects the payment request, it shall be returned to the CONTRACTOR within seven (7) days of its receipt by the CITY with an explanation for the reasons of its rejection. If the payment request is approved in writing by the CITY, payment shall be made in thirty (30) days of receipt of an undisputed and properly presented payment request. Late payments shall bear interest at the legal rate of interest in accordance with Code of Civil Procedure 685.010. The CITY shall pay CONTRACTOR a sum based upon ninety five percent (95%) of the Agreement price apportionment of the labor and materials incorporated into the work under the Agreement during the period covered by said statement. The remaining five percent (5%) thereof shall be retained as performance security. Refer to Section 4.2 of this Agreement for retention of funds.

4.2. Retention of Funds

Progress payments shall be made in accordance with the provisions of Section 4.1 of this Agreement. In accordance with said section, the CITY shall pay CONTRACTOR a sum based upon ninety five percent (95%) of the Agreement price in proportion to the labor and materials incorporated into the work under the Agreement during the month covered by said statement. The remaining five percent (5%) thereof shall be retained as performance security to be paid to the CONTRACTOR within sixty (60) days after final acceptance of the work by the City Council of the CITY ("City Council"), after CONTRACTOR shall have furnished the CITY with a release of all undisputed Agreement amounts, if required by the CITY. In the event there are any claims specifically excluded by CONTRACTOR from the operation of the release, the CITY may retain proceeds (per Public Contract Code 7107) of up to 150% of the amount in dispute. CITY's failure to deduct or withhold shall not affect CONTRACTOR's obligations hereunder.

4.3. Substitution of Securities

Pursuant to Public Contract Code Sec. 22300, CONTRACTOR shall be allowed to substitute securities for any moneys withheld by the CITY to ensure performance under an Agreement, unless, federal regulations or policies, or both, do not allow the substitution of securities. At the request and expense of CONTRACTOR, securities equivalent to the amount withheld shall be deposited with the CITY, or with a state or federally chartered bank in this state as the escrow agent, who shall then pay those moneys to CONTRACTOR. Upon satisfactory completion of the Agreement, the securities shall be returned to CONTRACTOR.

SECTION 5. UNDOCUMENTED WORKERS

CONTRACTOR hereby promises and agrees to comply with all of the provisions of Federal and/or State law as the same shall apply to this PROJECT pertaining to the employment of unauthorized aliens as defined therein. Should CONTRACTOR so employ unauthorized aliens for the performance of work and/or services covered by this Agreement,

STANDARD PUBLIC WORKS AGREEMENT NO. 4371

Page 4 of 14

and should the Federal Government impose sanctions against the CITY for use of unauthorized aliens, CONTRACTOR hereby agrees to, and shall, hold harmless, indemnify and defend CITY for the cost of all such sanctions imposed, together with any and all costs, including attorneys' fees, incurred by the CITY in connection therewith.

SECTION 6. NOTICE TO PROCEED

CONTRACTOR shall commence work on the date specified in the Notice to Proceed to be issued in writing to CONTRACTOR by the CITY and shall complete work on the PROJECT within **One Hundred Twenty (120)** Working Days from the commencement thereof.

SECTION 7. DISCOVERY OF HAZARDOUS OR LATENT CONDITIONS

- a. CONTRACTOR shall, without disturbing the condition, notify the CITY in writing as soon as CONTRACTOR, or any SUB-CONTRACTOR, agent or employees have knowledge and reporting is possible, of the discovery of any of the following conditions:
 1. The presence of any material that the CONTRACTOR believes is hazardous waste, as defined in Section 25117 of the Health and Safety Code;
 2. Subsurface or latent physical conditions at the site differing from those indicated in the specifications; or,
 3. Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement.
- b. Pending a determination by the CITY of appropriate action to be taken, CONTRACTOR shall provide security measures (e.g., fences) adequate to prevent the hazardous waste or physical conditions from causing bodily injury to any person.
- c. The CITY shall promptly investigate the reported conditions. If the CITY, through the City Engineer or his/her designee, and in the exercise of its sole discretion, determines that the conditions do materially differ, or do involve hazardous waste, and will cause a decrease or increase in CONTRACTOR's cost of or time required for performance of any part of the work, then the CITY shall issue a change order.
- d. In the event of a dispute between the CITY and CONTRACTOR as to whether the conditions materially differ or involve hazardous waste or cause a decrease or increase in CONTRACTOR's cost of, or time required for performance of any part of the work, CONTRACTOR shall not be excused from any schedule completion date, and shall proceed with all work to be performed under the Agreement. CONTRACTOR shall retain any and all rights which pertain to the resolution of disputes and protests between the parties.

SECTION 8. MISCELLANEOUS STATUTORY REQUIREMENTS

8.1. CONTRACTOR License.

CONTRACTOR shall possess a california CONTRACTOR's license type Class A for the performance of the Project.

8.2. Ineligible CONTRACTOR Prohibited.

Any CONTRACTOR or SUB-CONTRACTOR who is ineligible to perform work on a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code is prohibited from performing work under this Agreement.

8.3. Compliance with SB 854 Registration.

This PROJECT is subject to compliance monitoring and enforcement by the Department of Industrial Relations. No prime CONTRACTOR or SUBCONTRACTOR may be awarded an Agreement for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. CONTRACTOR will be required to post job site notices as described in 8 California Code of Regulation section 16451(d).

8.4. Trench and Pipeline Safety.

If this Agreement is for more than \$25,000 and involves excavation of any trench five feet or more in depth, CONTRACTOR shall submit a detailed plan of shoring, bracing, sloping or other provisions to be made for worker protection in accordance with Labor Code Section 6705. Such plan shall be approved by a qualified representative of the CITY.

8.5. Utility Relocation.

The CITY is responsible for removal, relocation, or protection of existing main or trunkline utilities to the extent such utilities were not identified in the invitation for bids or specifications. The CITY shall reimburse CONTRACTOR for any costs incurred in locating, repairing damage not caused by CONTRACTOR and removing or relocating such unidentified utility facilities, including equipment idled during such work. CONTRACTOR shall not be assessed liquidated damages for delay arising from the removal or relocation of such unidentified utility facilities.

8.6. Third Party Claims Notification.

The CITY shall timely notify CONTRACTOR in writing of any third party claims relating to the Agreement.

8.7. Unfair Business Practices Claims.

The CONTRACTOR or SUB-CONTRACTOR offers and agrees to assign to the CITY all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act (Chapter 2, (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising

STANDARD PUBLIC WORKS AGREEMENT NO. 4371

Page 6 of 14

from purchases of goods, services or materials pursuant to the public works Agreement or the sub-Agreement. This assignment shall be made and become effective at the time the CITY renders final payment to CONTRACTOR without further acknowledgment by the parties. (Section 7103.5, California Public Contract Code.).

8.8. Day's Work.

CONTRACTOR acknowledges that under California Labor Code sections 1810 and following, eight (8) hours of labor constitutes a legal day's work. CONTRACTOR will forfeit as a penalty to CITY the sum of \$25.00 for each worker employed in the execution of this Agreement by CONTRACTOR or any SUB-CONTRACTOR for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and 40 hours in any one calendar week in violation of the provisions of Labor Code section 1810. (Labor Code § 1813).

8.9. Payroll Records.

CONTRACTOR shall maintain the certified payroll records required by Labor Codes Sec. 1776 and shall report such records directly to the California Labor Commissioner as required by Labor Code Sec. 1771.4. CONTRACTOR shall inform the CITY of the location of the records enumerated under Labor Code Sec. 1776, including the street address, city, and county, and shall, within five working days, provide a notice of a change of location and address.

8.10. Employment of Apprentices.

Nothing in this Agreement prevents CONTRACTOR or any SUB-CONTRACTOR from employing properly registered apprentices in the execution of the Agreement. CONTRACTOR is responsible for compliance with Labor Code section 1777.5 for all apprenticeable occupations. This statute requires that CONTRACTORS and SUBCONTRACTORS must submit Agreement award information to the applicable joint apprenticeship committee, must employ apprentices in apprenticeable occupations in a ratio of not less than one hour of apprentice's work for every five hours of labor performed by a journeyman (unless an exception is granted under §1777.5), must contribute to the fund or funds in each craft or trade or a like amount to the California Apprenticeship Council, and that CONTRACTORS and SUB-CONTRACTORS must not discriminate among otherwise qualified employees as apprentices solely on the ground of sex, race, religion, creed, national origin, ancestry or color. Only apprentices defined in Labor Code section 3077, who are in training under apprenticeship standards and who have written apprentice Agreements, may be employed on public works in apprenticeable occupations.

8.11. Records Audit

In accordance with Government Code, Section 8546.7, records of both the CITY and CONTRACTOR shall be subject to examination and audit by the Auditor General for a period of three (3) years after final payment.

SECTION 9. PREVAILING WAGES

a. CONTRACTOR shall pay prevailing Wage rates for this Project in accordance with the applicable rates referred to in the CONTRACT DOCUMENTS.

b. The following Labor Code sections are hereby referenced and made a part of this Agreement:

1. Section 1775 - Penalty for Failure to Comply with Prevailing Wage Rates.
2. Section 1777.4 - Apprenticeship Requirements.
3. Section 1777.5 - Apprenticeship Requirements.
4. Section 1813 - Penalty for Failure to Pay Overtime.
5. Sections 1810 and 1811 - Working Hour Restrictions.
6. Section 1775 - Payroll Records.
7. Section 1773.8 - Travel and Subsistence Pay.

SECTION 10. INDEMNITY, DEFENSE AND HOLD HARMLESS

a. CONTRACTOR shall indemnify, defend with legal counsel approved by the CITY, and hold harmless the CITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable legal counsel fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONTRACTOR's negligence, recklessness or willful misconduct in the performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which is caused by the sole or active negligence or willful misconduct of the CITY. Should conflict of interest principles preclude a single legal counsel from representing both the CITY and CONTRACTOR, or should the CITY otherwise find CONTRACTOR's legal counsel unacceptable, then CONTRACTOR shall reimburse the CITY its costs of defense, including without limitation reasonable legal counsel fees, expert fees and all other costs and fees of litigation. CONTRACTOR shall promptly pay any final judgment rendered against the CITY (and its officers, officials, employees and volunteers) with respect to claims determined by a trier of fact to have been the result of CONTRACTOR's negligent, reckless or wrongful performance. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

b. CONTRACTOR obligations under this section apply regardless of whether such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by an Indemnatee. However, without affecting the rights of the CITY under any provision of this agreement, CONTRACTOR shall not be required to indemnify and hold harmless the CITY for liability attributable to the active negligence of CITY, provided such active negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where the CITY is shown to have been actively negligent and where the CITY'S active negligence accounts for only a percentage of the liability involved,

STANDARD PUBLIC WORKS AGREEMENT NO. 4371

Page 8 of 14

the obligation of CONTRACTOR will be for that entire portion or percentage of liability not attributable to the active negligence of the CITY.

SECTION 11. BONDS

a. CONTRACTOR, before commencing said PROJECT, shall furnish and file with the CITY, a Performance Bond, or bonds in the sum of one hundred percent (100%) of the Agreement price thereof conditioned upon the faithful performance of this Agreement in the form attached hereto as Exhibit "B."

b. CONTRACTOR, before commencing said PROJECT, shall furnish and file with CITY, a Payment Bond in the sum of 100% of the Agreement price, conditioned upon the payment of all labor and materials furnished in connection with this Agreement in the form attached hereto as Exhibit "C."

c. CONTRACTOR, before commencing said PROJECT, shall furnish and file with CITY, a Warranty Bond in the amount of 50% of the Agreement price, conditioned upon the guaranty and warranty of the work and labor and materials in connection with the work performed on the Project pursuant to this Agreement in the form attached hereto as Exhibit "D."

SECTION 12. INSURANCE REQUIREMENTS

a. Prior to commencing work hereunder, CONTRACTOR shall provide the CITY with proof of insurance naming the CITY and each of its directors, officers, agents, and employees as additional-named insureds on a policy or policies of insurance providing and maintaining the coverages set forth in the Insurance Schedule attached hereto as Exhibit A. The CITY shall have the right to hold the policies and policy renewals, and CONTRACTOR shall promptly furnish to CITY all renewal notices and all receipts of paid premiums. CITY may make proof of loss if not made promptly by CONTRACTOR.

b. Evidence of Insurance prior to commencement. CONTRACTOR shall provide to the CITY Certificate(s) of Insurance evidencing such coverage together with copies of the required policy endorsements no later than five (5) business days prior to commencement of service and at least fifteen (15) business days prior to the expiration of any policy. Unreasonable failure to provide such evidence may be cause for termination of the Agreement as provided herein or delay the services' commencement date. The evidence of insurance shall be U.S. mail or email to:

City of Montebello
Attn: Risk Manager
1600 West Beverly Boulevard
Montebello, CA 90640
Email: COI@MontebelloCA.gov

SECTION 13. LIQUIDATED DAMAGES

STANDARD PUBLIC WORKS AGREEMENT NO. 4371

Page 9 of 14

In addition, pursuant to the authority of California Public Contract Code Section 7102, the CITY and CONTRACTOR agree that the determination of actual damages for any unreasonable delay in performance of this Agreement caused by CONTRACTOR would be extremely difficult or impractical to determine in the event of a breach of this Agreement by the CONTRACTOR. Therefore, if the CONTRACTOR is determined to be liable for such unreasonable delays, the CONTRACTOR and its sureties shall be liable to the CITY for the sum of one thousand dollars \$1,000.00 as liquidated damages for each working day of delay in the performance of any service required hereunder. Such sum is liquidated damages and shall not be construed as a penalty and may be deducted from payments due the Contractor if such delay occurs.

SECTION 14. DISPUTE RESOLUTION

14.1. Claims of \$375,000 or Less

a. A claim by the CONTRACTOR for a time extension, for money damages for work, or a payment disputed by the CITY must be submitted to a resolution process in accordance with Public Contract Code Sections 20104-20104.4. A summary of Sections 20104-20104.4 are as follows:

- (1) Informal negotiation between the CITY and CONTRACTOR.
- (2) Mediation with CONTRACTOR.
- (3) Court mandated Arbitration.
- (4) Court trial. If the party requesting the court trial does not prevail, then that party must pay all court costs and attorney's fees.

14.2 Public Contract Code 9204 Claims

CONTRACTOR shall comply with the procedure set forth in Public Contract Code section 9204 for any claim, as that term is defined therein, for one or more of the following:

1) a time extension, including, without limitation, for relief from damages or penalties for delay, 2) payment of money or damages arising from work done pursuant to this Agreement, and/or 3) payment of an amount disputed by the CITY under this Agreement. A summary of the provisions of Public Contract Code Section 9204 is as follows:

1. CONTRACTOR must send a claim to the CITY for a time extension, payment for work not in the Agreement, or payments disputed by the CITY by registered mail or certified mail with return receipt requested.
2. The CITY must respond within 45 days as to which claims are disputed and undisputed.
3. If claim remains in dispute, CONTRACTOR may request informal meet and confer meeting with the CITY.
4. After meet and confer, an disputed claim remaining shall be submitted to non-binding mediation.
5. All undisputed claims shall be paid within 60 days.

SECTION 15. TERMINATION.

15.1. Termination for Convenience.

The CITY may terminate this Agreement, in whole or in part, with thirty (30) days' written notice to CONTRACTOR when it is in the CITY's best interest. CONTRACTOR shall be paid its costs, including Agreement close-out costs, and profit on work performed up to the time of termination. CONTRACTOR shall promptly submit its termination claim to the CITY to be paid the CONTRACTOR. If CONTRACTOR has any property in its possession belonging to the CITY, CONTRACTOR will account for the same, and dispose of it in the manner the CITY directs. CONTRACTOR may terminate this Agreement, in whole, with ninety (90) days' written notice to the CITY.

15.2 Termination for Default.

If at any time CONTRACTOR is determined to be in material breach of the Agreement, a Notice of Potential Breach of Agreement shall be prepared by the CITY, and will be served upon CONTRACTOR and its sureties. If CONTRACTOR continues to neglect or refuses to comply with the Agreement or with the Notice of Potential Breach of Agreement to the satisfaction of the CITY within the time specified in such Notice, the CITY shall have the authority to terminate the Agreement for this Project.

15.3 Waiver of Remedies for any Breach.

In the event that the CITY elects to waive its remedies for any breach by CONTRACTOR of any covenant, term or condition of this Agreement, such waiver by the CITY shall not limit the CITY's remedies for any succeeding breach of that or of any other term, covenant, or condition of the Agreement.

SECTION 16. CONTRACTOR'S FAILURE TO PROCURE COMPLETION OF PROJECT

In the event CONTRACTOR fails to furnish tools, equipment, or labor in the necessary quantity or quality, or fails to prosecute the work or any part thereof contemplated by this Agreement in a diligent and workmanlike manner, and if CONTRACTOR for a period of three (3) calendar days after receipt of written demand from the CITY or its designated representative to do so, fails to furnish tools, equipment, or labor in the necessary quantity or quality, and to prosecute its work and all parts thereof in a diligent and workmanlike manner, or after commencing to do so within said three (3) calendar days, fails to continue to do so; then the CITY may exclude CONTRACTOR from the premises, or any portion thereof, and take possession of said premises or any portion thereof, together with all material and equipment thereon, and may complete the work contemplated by this Agreement or any portion of said work, either by furnishing the tools, equipment, labor or material necessary, or by letting the unfinished portion of said work, or the portion taken over by the CITY to another contractor or by a combination of such methods. In any event, the procuring of the completion of said work, or the portion thereof taken over by the CITY, shall be a charge against CONTRACTOR, and may be deducted from any money due or

becoming due to CONTRACTOR from the CITY, or CONTRACTOR shall pay the CITY the amount of said charge, or the portion thereof unsatisfied. The sureties provided for under this Agreement shall become liable for payment should CONTRACTOR fail to pay in full any said cost incurred by the CITY.

SECTION 17. COMPLIANCE WITH APPLICABLE LAWS

CONTRACTOR hereby promises and agrees to comply with all provisions of all applicable state and federal laws in connection with the performance of its obligations under this Agreement.

SECTION 18. NOTICE OF COMPLETION

Upon completion of the PROJECT and acceptance of same by the City Council, the CITY shall have cause to be recorded a Notice of Completion with the office of the Los Angeles County Recorder; and, after thirty-five (35) days from the date said Notice of Completion is recorded, the Director of Finance of CITY shall release the funds retained pursuant to SEC. 4 hereof; provided there have been no mechanics' liens or stop notices filed against said work which have not been paid, withdrawn or eliminated as liens against said work.

SECTION 19. AUTHORITY

Any person executing this Agreement on behalf of CONTRACTOR warrants and represents that he or she has the authority to execute this Agreement on behalf of CONTRACTOR and has the authority to bind CONTRACTOR to the performance of its obligations hereunder.

SECTION 20. ENTIRE AGREEMENT

This Agreement, including the Agreement Documents and any other documents incorporated herein by specific reference, represents the entire and integrated Agreement between the CITY and the CONTRACTOR. This Agreement supersedes all prior oral or written negotiations, representations or agreements. This Agreement may not be modified or amended, nor any provision or breach waived, except in a writing signed by both parties that expressly refers to this Agreement.

SECTION 21. ATTORNEY'S FEES AND COSTS

If either party to this Agreement is required to initiate or defend or make a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation.

STANDARD PUBLIC WORKS AGREEMENT NO. 4371

Page 12 of 14

All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

SECTION 22. INDEPENDENT CONTRACTOR

CONTRACTOR is and shall at all times remain as to the CITY, a wholly independent CONTRACTOR. Neither the CITY, nor any of its officers, employees or agents shall have control over the conduct of CONTRACTOR or any of CONTRACTOR'S officers, employees or agents, except as herein set forth. CONTRACTOR shall not at any time or in any manner represent that it or any of its officers, employees or agents are in any manner officers, employees or agents of the CITY, nor shall the CITY officers, employees or agents be deemed the officers, employees, or agents of CONTRACTOR as a result of this Agreement.

SECTION 23. NOTICE

All notices, demands, requests or approvals to be given under this Agreement shall be given in writing and conclusively shall be deemed served when delivered via e-mail (an "Electronic Notice" as further defined below), personally or on the second (2nd) business day after the deposit thereof in the United States mail, postage prepaid, registered or certified, addressed as hereinafter provided. All notices, demands, requests, or approvals hereunder shall be given to the following addresses or such other addresses as the Parties may designate by written notice:

To the CITY: City of Montebello
Attn: Raul Alvarez, City Manager
1600 West Beverly Boulevard
Montebello, CA 90640
(323) 887-1200
Email: RAlvarez@montebelloca.gov

With copy to: City of Montebello – Department of Public Works
Attn: Cesar Roldan, Director
1600 West Beverly Boulevard
Montebello, CA 90640
(323) 887-1462
Email: CRoldan@montebelloca.gov

To CONTRACTOR: CEM CONSTRUCTION CORPORATION
Attn: Jesus Carrillo
1412 Espanol Ave
Montebello, CA 90640
Phone: (323) 597-1084

An electronic communication ("Electronic Notice") shall be deemed written notice for purposes of this section if sent to the electronic mail address specified above. Electronic Notice shall be deemed received at the time the party sending Electronic Notice receives

verification of receipt by the receiving party. Any party receiving Electronic Notice may request and shall be entitled to receive the notice on paper, in a nonelectronic form.

SECTION 24. PROHIBITION AGAINST ASSIGNMENT

The experience, knowledge, capability and reputation of CONTRACTOR, its principals and employees were a substantial inducement for the CITY to enter into this Agreement. Neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of the CITY. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of CONTRACTOR, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release CONTRACTOR or any surety of CONTRACTOR of any liability hereunder without the express consent of the CITY.

SECTION 25. CUMULATIVE REMEDIES

The provisions of this Agreement are cumulative and in addition to and not in limitation of any rights or remedies available to the CITY.

SECTION 26. COUNTERPARTS

This Agreement may be executed in counterpart originals, duplicate originals, or both, each of which is deemed to be an original for all purposes.

[SIGNATURE PAGE TO FOLLOW]

STANDARD PUBLIC WORKS AGREEMENT NO. 4371

Page 14 of 14

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the date next to their respective officers duly authorized signatures in that behalf.

CITY OF MONTEBELLO
("CITY")

By: 
Raul Alvarez, City Manager

Date: 20/08/2025

CEM CONSTRUCTION
CORPORATION
("CONTRACTOR")

By: 
Jesus E. Carrillo, President

Date: 20/08/2025

ATTEST:


Kimberly Guillen, Senior Deputy City Clerk

APPROVED AS TO FORM

Arnold M. Alvarez-Glasman
Arnold M. Alvarez-Glasman, City Attorney

EXHIBITS:

- Exhibit A – Insurance Requirements
- Exhibit B – Performance Bond
- Exhibit C – Labor and Materials Payment Bond
- Exhibit D – Warranty Bond

EXHIBIT "A"

INSURANCE REQUIREMENTS

On or before beginning any of the work called for by any term of this Agreement, CONTRACTOR, at its own cost and expense, shall carry, maintain for the duration of this Agreement, and provide proof thereof that is acceptable to the CITY of its procurement of the insurance specified below from insurers and under forms of insurance satisfactory in all respects to the CITY. Such insurance shall not be in derogation of CONTRACTOR's obligations to provide indemnity under this Agreement.

1. Comprehensive General Liability

CONTRACTOR shall carry and maintain Comprehensive General Liability Insurance which provides the following:

Minimum coverage: Bodily injury limits of \$1,000,000 for each person and \$1,000,000 for each occurrence; property damage limits of \$1,000,000 for each occurrence, \$2,000,000 aggregate.

Products/Completed Operations Hazard Insurance in an amount of not less than TWO MILLION DOLLARS (\$2,000,000);

A combined single limit policy with aggregate limits in an amount of not less than TWO MILLION DOLLARS (\$2,000,000) shall be considered equivalent to the said required minimum limits set forth herein above.

If a Commercial General Liability Insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned real property and automobiles. Insurance coverage shall not be subject to any type of pollution exclusion or owned property exclusions.

2. Automobile Liability.

CONTRACTOR shall carry and maintain Automobile Liability Insurance which provides a minimum coverage of at least \$1,000,000 per accident for bodily injury and property damage.

3. Worker's Compensation.

CONTRACTOR shall carry and maintain worker's compensation in the amount of \$1,000,000 as required by the California Labor Code for all persons employed directly or indirectly in connection with this Agreement by CONTRACTOR. To the extent that

CONTRACTOR utilizes any SUB-CONTRACTOR for the performance of any part of the work under this Agreement, CONTRACTOR shall require and assure that such SUB-CONTRACTOR also carry and maintain worker's compensation as required by the California Labor Code for all persons directly or indirectly in connection with this Agreement.

4. Additional Insureds.

The CITY, its officers, agents and employees must be named as additional insureds or as additional loss payees in all insurance policies required by this Agreement. An endorsement to this effect shall be delivered to the CITY prior to the commencement of any work. Satisfaction of any deductible requirement shall be the responsibility of CONTRACTOR. Such insurance shall be primary and noncontributory with any other insurance maintained by the CITY.

5. Notice of Cancellation.

CONTRACTOR agrees to oblige its insurance agent or broker and insures to provide CITY with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

6. Severability Clause.

Each of the policies of insurance shall contain a clause substantially as follows:

The insurance afforded by this policy applies separately to each insured against whom a claim or suit is made or suit is brought, except with respect to the limit of the insurer's liability.

7. Qualifications of Insurer.

All policies of insurance shall be issued by an insurance company acceptable to the CITY and authorized to issue said policy in the State of California.

8. Approval of Insurer.

The insurance carrier providing the insurance shall be chosen by CONTRACTOR subject to approval by the CITY, provided that such approval shall not be unreasonably withheld.

9. Payment of Premiums.

All premiums on insurance policies shall be paid by CONTRACTOR making payment, when due, directly to the insurance carrier, or in a manner agreed to by the CITY.

11. Subrogation.

To the fullest extent permitted by law, the Contractor hereby waives its rights and its

insurer(s)' rights of recovery against the City of Montebello under all the required insurance for any loss arising from or relating to this Contract. The Contractor shall require its insurers to execute any waiver of subrogation endorsements which may be necessary to effect such waiver.

10. Evidence of Insurance and Claims.

CONTRACTOR shall provide certificates of insurance to the CITY as evidence of insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. The CITY's Risk Manager must approve insurance certificates and endorsements prior to commencement of performance. Current certification of insurance shall be kept on file with the CITY at all times during the term of this Agreement. The CITY reserves the right to require complete, certified copies of all required insurance policies, at any time.

EXHIBIT "B"

**PERFORMANCE BOND
PUBLIC WORK
(CALIFORNIA)**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the Principal and the City of Montebello ("Obligee") have entered into a written Agreement, hereinafter called the Agreement, a copy of which is or may be attached hereto, dated the _____ day of _____, _____ referred to and made a part hereof for _____ and all appurtenant work in accordance with Project No. _____, which agreement requires the Principal to provide Obligee with this bond.

NOW THEREFORE, we, _____, as Principal, and _____, a corporation organized under the laws of _____, and duly authorized to transact business in the State of California, as Surety, are held firmly bound unto the City of _____, as Obligee, in the sum of _____ Dollars (\$_____), lawful money of the United States of America, for the payment whereof well and truly to be made the Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

The address at which the Surety may be served with notices, papers and other documents is:

The address at which the Principal may be served with notices, papers and other documents is:

The condition of the foregoing obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, and each of his or its SUB-CONTRACTORS shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of said Agreement, and during the life of any guaranty required under the Agreement, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of said Agreement that may hereafter be made, then this obligation shall be void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the obligee in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it

does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

This document is signed by the respective parties on the dates next to their names.

Principal

By: _____

Date: _____

Title: _____

Surety

By: _____

Date: _____

Title: _____

I declare under penalty of perjury under the laws of the State of California that the contents of the above Faithful Performance Bond are true and correct, and that I have been duly authorized to sign this Faithful Performance Bond on behalf of Surety. This Declaration is signed on _____, in the City of _____, State of California.

--OR--

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

State of California)

)

County of _____)

On _____ before me, _____ (here insert name and title of the officer), personally appeared

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ (Seal)

-- AND --

(Proof of signature authorization or power of attorney must be attached)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "C"
Labor and Materials Payment Bond
PUBLIC WORK (CALIFORNIA)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, _____, as Principal, has entered into an Agreement dated _____, _____, (the "Agreement") with the City of _____ (Obligee) referred to and made a part hereof to perform the following work of public improvement, to wit:

_____ and _____ all appurtenant work in accordance with the plans and specifications for Project No. _____, which requires Principal to file this bond to secure claims made under Civil Code Sections 9550-9554..

NOW THEREFORE, we, _____, as Principal, and _____, a corporation organized under the laws of _____ and duly authorized to transact business in the State of California, as Surety, are held firmly bound unto the City of _____, as Obligee, and all SUB-CONTRACTORS, laborers, material persons and other persons employed in the performance of the referenced agreement, in the sum of _____ Dollars (\$ _____), lawful money of the United States of America, which is 100% of the amount of the Agreement, for the payment whereof well and truly to be made the Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

The address at which the Surety may be served with notices, papers and other documents is:

The address at which the Principal may be served with notices, papers and other documents is:

If the above bounden Principal, his or its heirs, executors, administrators, successors, assigns, or any of his or its SUB-CONTRACTORS, fails to pay for any materials, provisions, provender, or other supplies, or teams, implements or machinery, used in, upon, for or about the performance of the work agreed to be done, or for any work or labor to persons named in Section 9100 of the Civil Code, or for amounts due under the Unemployment Insurance Code with respect to such work or labor performed under the Agreement, or for any amounts required to be deducted, withheld and paid over to the Employment Development Department from the wages of employees of the CONTRACTOR and SUB-CONTRACTORS pursuant to Section 13020 of the Unemployment Insurance Code, then the Surety on this bond will pay the same, in an amount not exceeding the sum specified in this bond, and also, in case suit is brought upon this bond, a reasonable attorney's

fee, which shall be awarded by the court to the prevailing party in said suit, said attorney's fee to be taxed as costs in said suit and to be included in the judgment herein rendered.

As part of the obligation secured hereby, the Surety shall not be exonerated or released from the obligation of the bond by any change, alteration, or modification in or of any Agreement, plans, specifications, or agreement pertaining or relating to any scheme or work of improvement or pertaining or relating to the furnishing of labor, materials, or equipment therefor, nor by any change or modification of any terms of payment or extension of the time for any payment pertaining or relating to any scheme of work of improvement, nor by any rescission or attempted rescission of the Agreement, agreement or bond, nor by any conditions precedent or subsequent in the bond attempting to limit the right of recovery of claimants otherwise entitled to recover under any such Agreement or agreement, or under the bond, nor, where the bond is given for the benefit of claimants, by any fraud practiced by any person other than the claimant seeking to recover on the bond.

This bond shall inure to the benefit of any and all persons, companies and corporations named in Civil Code Section 9100 so as to give them a right of action in a suit on this bond.

This bond is executed for the purpose of complying with the laws of the State of California designated as Title 3, Chapter 5, Payment Bond, commencing with Section 9550 of the Civil Code of the State of California and all amendments thereto, and shall inure to the benefit of any of the persons named in Section 9100 of the Civil Code of the State of California.

This document is signed by the respective parties on the dates next to their names.

Principal

By: _____

Date: _____

Title: _____

Surety

By: _____

Date: _____

Title: _____

I declare under penalty of perjury under the laws of the State of California that the contents of the above Labor and Materials Payment Bond are true and correct, and that I have been duly authorized to sign this Labor and Materials Payment Bond on behalf of Surety. This Declaration is signed on _____, in the City of _____, State of California.

--OR--

EXHIBIT "D"
Warranty Bond
PUBLIC WORKS (CALIFORNIA)

WHEREAS, the City Council of the City of _____, State of California, and _____, (hereinafter designated as "Principal") have entered into a written Agreement (the "Agreement") dated _____ whereby Principal agrees to install and complete certain designated public improvements, which Agreement is hereby referred to and made a part hereof; and

WHEREAS, said Principal is required under the terms of said Agreement to furnish a bond for the guarantee and warranty of the work for a period of one (1) year following the completion and acceptance thereof against any defective work or labor done or defective materials furnished.

NOW, THEREFORE, we, the Principal and _____, a corporation organized under the laws of _____, and duly authorized to transact business in the State of California, as Surety, are held and firmly bound unto the City of _____, (hereinafter called "City"), in the penal sum _____ of _____ Dollars, (\$ _____) lawful money of the United States, which is 50% of the amount of the Agreement, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The address at which the Surety may be served with notices, papers and other documents is:

The address at which the Principal may be served with notices, papers and other documents is:

The condition of this obligation is such that if the above bounded principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said Agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the CITY, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement or to the work to be performed thereunder or the

specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Agreement or to the work or to the specifications.

This document is signed by the respective parties on the dates next to their names.

Principal

By: _____

Date: _____

Title: _____

Surety

By: _____

Date: _____

Title: _____

I declare under penalty of perjury under the laws of the State of California that the contents of the above Warranty Bond are true and correct, and that I have been duly authorized to sign this Warranty Bond on behalf of Surety. This Declaration is signed on _____, in the City of _____, State of California.

--OR--

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

State of California)
)
County of _____)

On _____ before me, _____ (here insert name and title of the officer), personally appeared _____

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ (Seal)

-- AND --

(Proof of signature authorization or power of attorney must be attached)

APPROVED AS TO FORM:

City Attorney

Created:	2025-08-20
By:	Samantha Leyva (SLeyva@montebelloca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAKWDq7tD4E403DodcmSal4uQnXFR52Q3v

"City of Montebello" History

-  Document created by Samantha Leyva (SLeyva@montebelloca.gov)
2025-08-20 - 4:55:03 PM GMT
-  Document emailed to Jesus E. Carrillo (eddiec@cem-construction.com) for signature
2025-08-20 - 4:55:22 PM GMT
-  Email viewed by Jesus E. Carrillo (eddiec@cem-construction.com)
2025-08-20 - 5:20:36 PM GMT
-  Document e-signed by Jesus E. Carrillo (eddiec@cem-construction.com)
Signature Date: 2025-08-20 - 5:22:07 PM GMT - Time Source: server
-  Document emailed to Raul Alvarez (ralvarez@montebelloca.gov) for signature
2025-08-20 - 5:22:11 PM GMT
-  Email viewed by Raul Alvarez (ralvarez@montebelloca.gov)
2025-08-20 - 5:22:29 PM GMT
-  Document e-signed by Raul Alvarez (ralvarez@montebelloca.gov)
Signature Date: 2025-08-21 - 0:24:27 AM GMT - Time Source: server
-  Document emailed to Arnold Alvarez-Glasman (aglasman@agclawfirm.com) for signature
2025-08-21 - 0:24:31 AM GMT
-  Email viewed by Arnold Alvarez-Glasman (aglasman@agclawfirm.com)
2025-08-21 - 3:53:26 AM GMT
-  Signer Arnold Alvarez-Glasman (aglasman@agclawfirm.com) entered name at signing as Arnold M. Alvarez-Glasman
2025-08-21 - 3:54:11 AM GMT
-  Document e-signed by Arnold M. Alvarez-Glasman (aglasman@agclawfirm.com)
Signature Date: 2025-08-21 - 3:54:13 AM GMT - Time Source: server



Document emailed to Kimberly Guillen (kguillen@montebelloca.gov) for signature

2025-08-21 - 3:54:17 AM GMT



Email viewed by Kimberly Guillen (kguillen@montebelloca.gov)

2025-08-21 - 3:54:44 AM GMT



Document e-signed by Kimberly Guillen (kguillen@montebelloca.gov)

Signature Date: 2025-08-21 - 4:05:17 PM GMT - Time Source: server



Agreement completed.

2025-08-21 - 4:05:17 PM GMT





ITEM # 15

**CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and City Council Members

FROM: Raul Alvarez, City Manager

BY: Joseph Palombi, Director of Planning & Community Development

SUBJECT: **10-DAY REPORT ON CITY OF MONTEBELLO'S INTERIM ZONING CONTROLS FOR DATA CENTERS (URGENCY ORDINANCE NO. 2491 – AMENDING TITLE 17) PER GOVERNMENT CODE SECTION 65858(d)**

DATE: February 25, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Receive, file, and issue a 10-day report on Urgency Ordinance No. 2491 which enacted a 45-day moratorium on Data Centers, which include but are not limited to AI data centers, hyperscale data centers, or any similar data center ("Data Centers") uses Citywide as required under Government Code Section 65858(d); and
2. Take such additional and/or related action that may be desirable.

FISCAL IMPACT:

The recommended actions have no fiscal impact. A report per Government Code Section 65858(d) must be filed and issued by the City Council at least 10 days prior to the expiration or extension of the moratorium, describing the measures taken to alleviate the conditions that led to the adoption of the urgency ordinance prior to the request for extension.

BACKGROUND/DISCUSSION:

On February 11, 2026, the City Council adopted Urgency Ordinance No. 2491, a moratorium on Data Centers. The purpose of the moratorium is to provide staff with time to conduct research and develop appropriate zoning regulations for Data Centers, including but not limited to, hyperscale data centers, or any data center relying on

CITY COUNCIL AGENDA REPORT - MEETING OF FEBRUARY 25, 2026

Page 2 of 3

advanced technology. Without proper study and regulatory standards, the City may be allowing the development, expansion, or relocation of Data Center facilities that could result in significant impacts to the City's electrical infrastructure, water resources, air quality, and compatibility with surrounding land uses.

Data Centers are considered by staff as high-intensity infrastructure uses that may have substantial operational impacts, including continuous 24-hour operations, high energy demand, cooling systems requiring large water usage, and emergency backup generators. In the absence of specific zoning standards within Title 17 of the Montebello Municipal Code, such uses are not adequately regulated.

Pursuant to Government Code Sections 36937 and 65858, the City is allowed to extend the 45-day Interim Urgency Ordinance for an additional period of ten (10) months and fifteen (15) days after notice and hearing. Following the first extension, the statute allows the City to extend the interim urgency ordinance a second time, for an additional one-year period.

Government Code Section 65858(d) further requires that, at least ten (10) days prior to expiration of the interim ordinance, the City Council issue a written report describing the measures taken to alleviate the conditions that led to the adoption of the ordinance. This report fulfills that statutory requirement.

DISCUSSION:

Pursuant to Government Code Section 65858, Urgency Ordinance No. 2491 takes effect for 45 days and will expire on Saturday, March 28th, 2026, unless extended by the City Council. The purpose of the ordinance is to provide Planning Division staff with additional time to analyze and develop appropriate zoning standards governing Data Centers and to address potential impacts to public health, safety, and welfare.

Pursuant to Government Code Sections 65858 (a) and (d), the City may further extend the interim ordinance for ten (10) months and fifteen (15) days provided that ten (10) days before the expiration of the interim ordinance, the legislative body issues a written report describing the measures taken to alleviate the condition which led to the adoption of the ordinance.

Once the City Council receives and files this report, this staff report shall constitute the City Council's 10-day report as required under Government Code describing the measures taken to alleviate the conditions that have led to the adoption of the ordinance. Since February 11, 2026, the Planning Division staff has been in the process of the following:

1. Analyzing all the potential impacts of Data Center facilities on infrastructure, utilities, and surrounding land uses;
2. Reviewing the City's existing zoning regulations to determine how Data Centers should be defined, classified, and regulated;
3. Coordinating with internal departments and external agencies regarding infrastructure capacity, safety concerns, and operational standards;

4. Researching regulatory approaches adopted by other jurisdictions addressing Data Center uses; and
5. Preparing draft amendments to Title 17 to establish permanent zoning standards governing Data Centers.

Pursuant to Government Code Sections 65858 (a) and (d), the Planning Division staff requires additional time to study the impacts of the interim development standards and their applicability to protect the community from adverse impacts. Additional time is also required to complete proposed regulations for the Planning Commission's review and recommendation to the City Council, and allow the public to provide input prior to the adoption of permanent standards.

ENVIRONMENTAL:

This Urgency Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because the ordinance establishes temporary zoning restrictions and does not authorize physical development.

Additionally, Government Code Section 65858 authorizes the City Council to adopt an urgency ordinance to protect the public safety, health, and welfare of the City "without following the procedures otherwise required prior to the adoption of a zoning ordinance."

ANALYSIS:

N/A

SUMMARY:

Staff recommends that the City Council receive, file, and issue this 10-day report. Staff will request that Urgency Ordinance No. 2491 be extended for 10 months and 15 days per Government Code Section 65858 at the next City Council meeting.

ATTACHMENT(S)

1. Attachment A – Urgency Ordinance No. 2491

URGENCY ORDINANCE NO. 2491

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, AMENDING TITLE 17 (ZONING) OF THE MONTEBELLO MUNICIPAL CODE TO ESTABLISH INTERIM ZONING CONTROLS FOR ARTIFICIAL INTELLIGENCE (AI) DATA CENTERS; DECLARING THE URGENCY THEREOF; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY

WHEREAS, the City desires to establish interim zoning controls applicable to Artificial Intelligence (AI) data centers, including the temporary suspension or restriction of zoning approvals for such uses, while comprehensive zoning standards are evaluated and developed; and

WHEREAS, recent advances in artificial intelligence (AI), cloud computing, and high-intensity digital infrastructures have resulted in increased interest in the positioning of large-scale centers; and

WHEREAS, AI data centers are facilities that support continuous, high-intensity computing operations and are characterized by substantial electrical demand, cooling, and water requirements, emergency power generation, and 24-hour operations; and

WHEREAS, the City of Montebello's Title 17 ("Zoning") of the Montebello Municipal Code ("MMC") does not currently contain specific definitions, use classifications, or development standards governing artificial intelligence data centers or similarly intensive computing facilities; and

WHEREAS, absent interim zoning controls, AI data centers could be established, expanded, or intensified in zoning districts not designed to accommodate their operational impacts, potentially affecting public health, safety, and welfare; and

WHEREAS, cities throughout California and the nation have begun to adopt interim zoning controls or moratoria on data center developments to allow time to evaluate appropriate land use regulations and infrastructure capacity; and

WHEREAS, California Government Code sections 36934, 36937, and 65858 authorize the City Council to take action by ordinance to take effect immediately for the preservation of the public peace, health, or safety when adopted by a four-fifths vote of the City Council.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and made part of this Urgency Ordinance.

SECTION 2. INTERIM ZONING CONTROLS – ARTIFICIAL INTELLIGENCE DATA CENTERS

A. Temporary Prohibition.

Notwithstanding any provision of Title 17 (“Zoning”) of the Montebello Municipal Code (“MMC”) to the contrary, the establishment, expansion, or intensification of Artificial Intelligence (AI) Data Centers is hereby temporarily prohibited within all zoning districts in the City of Montebello.

B. Application Processing.

During the effective period of this Ordinance, no City department, board, commission, or employee shall accept, process, approve, or issue any permit, entitlement, license, or approval necessary for the establishment, expansion, or operation of an Artificial Intelligence (AI) Data Center.

C. Scope.

This interim zoning control applies to all new AI Data Center uses and to any expansion or material intensification of existing facilities that meet the definition of an AI Data Center.

D. No Vested Rights.

Nothing in this Ordinance shall be construed to grant any vested right, permit, or approval for the establishment or operation of an Artificial Intelligence (AI) Data Center.

SECTION 3. DEFINITION. For the purposes of this Ordinance only, “Artificial Intelligence (AI) Data Center” means a facility primarily used to house computer servers, networking equipment, and related infrastructure designed to support artificial intelligence workloads, high-performance computing, cloud computing, or large-scale data processing operations.

SECTION 4. SEVERABILITY. If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such

URGENCY ORDINANCE NO. 2491

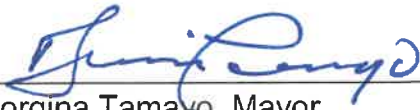
Page 3 of 3

decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 5. DECLARATION OF URGENCY AND EFFECTIVE DATE. This Ordinance is an emergency Ordinance duly adopted by the City Council by a vote of at least four (4) of its members and shall take effect immediately pursuant to Government Code sections 36934, 36937, and 65858.

SECTION 6. PUBLICATION. The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

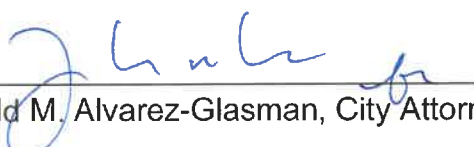
PASSED, APPROVED, AND ADOPTED 11TH DAY OF FEBRUARY 2026.


Georgina Tamayo, Mayor

ATTEST:


Christopher Jimenez, City Clerk

APPROVED AS TO FORM:


Arnold M. Alvarez-Glasman, City Attorney

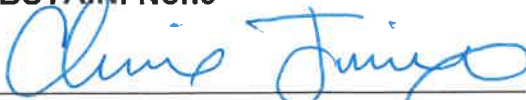
I HEREBY CERTIFY that the foregoing Urgency Ordinance was introduced at the regular meeting of the City Council on the 11th day of February 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of February 2026, by the following vote:

AYES: Romero, Peralta, Melendez, Alonzo, Tamayo

NOES: None

ABSENT: None

ABSTAIN: None


Christopher Jimenez, City Clerk



ITEM # 16

**CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and City Council Members

FROM: Raul Alvarez, City Manager

BY: Luis Lopez, Police Chief

SUBJECT: APPROVE PURCHASE OF A TRAFFIC UNIT VEHICLE FOR THE MONTEBELLO POLICE DEPARTMENT USING CALIFORNIA HIGHWAY PATROL (CHP) CANNABIS TAX GRANT FUND PROGRAM (CTGFP) FUNDING

DATE: February 25, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Approve purchase of one (1) vehicle for the Montebello Police Department using California Highway Patrol (CHP) Cannabis Tax Fund Grant Program (CTFGP) by utilizing the procurement exemption under Montebello Municipal Code Section 3.20.050(D); and
2. Authorize the City Manager to execute all necessary documents related to the vehicle purchase; and
3. Take such additional, related, action that may be desirable.

FISCAL IMPACT:

The City of Montebello was awarded \$147,574 from the California Highway Patrol (CHP) Cannabis Tax Fund Grant Program (CTFGP). Although the City must pay upfront costs, authorized expenditures will be reimbursed by the Grant. Reimbursement claims will be submitted as expenses are incurred based on the needs of the Police Department. The funds are to be distributed to a specific CHP-Grant account which will reflect the following budget (Account No. 265-80-832):

1. Personnel Costs-Overtime (5010.10)\$72,928
 2. Machinery & Equipment (6010.10) \$74,646
- TOTAL \$147,754**

CITY COUNCIL AGENDA REPORT - MEETING OF FEBRUARY 25, 2026

Page 2 of 3

Given the critical operational needs for a reliable Traffic Unit Vehicle and the significant lead time currently needed to secure vehicles of any type, staff recommend proceeding outside the City's standard procurement process (i.e., Montebello Municipal Code Section 3.20.050 - Conformance with Bidding Procedures). Moreover, given the uncertainty in the automotive market due to recent tariff action by the Federal Government, it is in the City's best interest to move quickly in acquiring this vehicle before costs increase substantially or inventory disappears.

Staff is recommending the procurement of one (1) vehicle utilizing the exception to normal bidding procedures allowed by Municipal Code Section 3.20.050(D):

"City Council Authorization: When the city council by a four-fifths vote determines to dispense with such bidding and other procedures required by the above mentioned sections in every individual instance upon a finding by the city council that it would be impractical, useless, or uneconomical in such instance to follow the procedures, and that the welfare of the public would be promoted by dispensing with the same"

The 2025 Ford F-150 Hybrid Truck is immediately available at Ford of Montebello (Attachment A). Procuring the Ford F-150 from a local dealer allows the City to avoid delays, reduce ongoing repair costs, and maintain essential service delivery, while making the most economical decision given the pending impacts tariffs will have on automotive pricing and availability. Procuring this unit now ensures operational continuity and supports the City's continued commitment to sustainability and fleet modernization.

The City Council accepted this grant at the September 24, 2025 meeting, and appropriated the grant funds in the accounts noted above. Therefore, no budget amendment is needed as part of the recommended actions.

BACKGROUND/DISCUSSION:

The California Highway Patrol (CHP) works closely with state and local agencies and other traffic safety stakeholders to actively address impaired driving. The CHP considers a variety of factors in determining specific needs for each grant cycle, including opportunities and projects best suited to prevent the loss of life, injuries, and property damage caused by driving under the influence of alcohol and/or drugs.

With the passage of Proposition 64 in 2016, "The Control, Regulate, and Tax Adult Use Marijuana Act (AUMU)," California voters mandated the state to set aside funding for the CHP to provide grants to local governments and qualified non-profit organizations for the education, prevention, and enforcement of impaired driving laws pursuant to Section 34019 (f)(3)(B) Revenue and Taxation Code (RTC).

ENVIRONMENTAL:

N/A

ANALYSIS:

These law enforcement grants are aimed to provide financial assistance to allied agencies for the education, prevention and the enforcement of laws related to driving under the influence of alcohol and other drugs, including cannabis and cannabis products. The intent of the program is to educate the public regarding the dangers of impaired driving, enforce impaired driving laws on the roadway, and improve the department's effectiveness through training and development of new strategies.

Staff initially sought to procure the vehicle through Olathe Ford Sales utilizing a Sourcewell cooperative agreement. However, Ford Motor Company subsequently discontinued production of the Ford F-150 Lightning, resulting in cancellation of the original order. In response, staff contacted local dealerships to identify available inventory. Ford of Montebello confirmed availability and secured the vehicle from its existing fleet.

Given the time-sensitive nature of the grant funding and the requirement that funds be expended within the prescribed period, staff acted promptly to secure the vehicle.

The City of Montebello has been approved to receive \$74,646 from the CHP Grant Program for purchase of a Traffic Unit vehicle.

SUMMARY:

Staff recommend that the City Council approve the purchase of a Traffic Unit vehicle in the amount of \$74,646 (2025 Ford F-150 Hybrid Truck), funded through the California Highway Patrol Cannabis Tax Fund Grant (CTFG) and allocated to Account No. 265-80-832-6082. Accordingly, this procurement is exempt from the City's standard purchasing requirements, and City Council approval of the purchase is requested pursuant to Montebello Municipal Code Section 3.20.050(D), requiring a four-fifths (4/5) vote.

ATTACHMENT(S)

1. Attachment A- Ford of Montebello Quote-Deal No. 64347-F150 LIGHTNING



of MONTEBELLO

2747 Via Campo, Montebello CA 90640
Office 323-838-6920 Fax 323-838-691313

2747 VIA CAMPO
MONTEBELLO CA 90640
(323) 838-6920

SELLING TO:

CITY OF MONTEBELLO
1600 W BEVERLY BLVD
MONTEBELLO CA 90640
(323) 887-1444
REFERENCE PO#2026-618

SHIPPED TO:

N/A

CUSTOMER NUMBER 996809
INVOICE DATE February 17, 2026
DEAL NO 154347
STOCK # DT

SALES REP EDWARD MAGANA
SHIPPED VIA N/A
LOCATION MONTEBELLO, CA

Sales Tax Rate:		10.50%		
QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT	
1	2025 FORD F-150 1FTVW3LK3SWG08050	64,029.48	\$64,029.48	
1	ANTI THEFT KILL SWITCH/ WHEEL LOCKS	550.00	\$550.00	
1	TAXES	6,789.76	\$6,789.76	
1	ELECTRONIC REGISTRATION	45.75	\$45.75	
1	DOCUMENTATION FEE	85.00	\$85.00	
1	REBATE	(9,000.00)	-\$9,000.00	
		0.00	\$0.00	
		SUBTOTAL	\$62,499.99	
2025 FORD F-150 VIN 1FTVW3LK3SWG08050		FREIGHT	0.00	
		TOTAL	\$62,499.99	

DIRECT ALL INQUIRIES TO:

EDWARD MAGANA
(323) 838-6920

MAKE ALL CHECKS PAYABLE TO:

FORD OF MONTEBELLO
Attn: Accounts Receivable
2747 VIA CAMPO
MONTEBELLO, CA 90640

THANK YOU FOR YOUR BUSINESS!

PAY THIS

AMOUNT



ITEM # 17

**CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and City Council Members

FROM: Raul Alvarez, City Manager

BY: Joseph Palombi, Director of Planning & Community Development

SUBJECT: **RECEIVE AND FILE MEMORANDUM OF UNDERSTANDING FILE NO. 26-01, IN A FORM APPROVED BY THE CITY ATTORNEY, WITH THE COUNTY OF LOS ANGELES AND THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY FOR LEAD-FREE HOMES LA PROGRAM**

DATE: February 25, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Receive and file Memorandum of Understanding (MOU) File No. 26-01; and
2. Take such additional, related action that may be desirable.

FISCAL IMPACT:

The County is fully responsible for all costs incurred by the Lead-Free Homes LA Program. There is no direct fiscal impact to the City. The Memorandum of Understanding (MOU) (Attachment A) formalizes Los Angeles County's authority to conduct outreach, enrollment, testing, remediation, and any required temporary relocation during the March 1, 2026 through May 31, 2026 Program enrollment period.

BACKGROUND/DISCUSSION:

The Lead-Free Homes LA Program is funded through a lawsuit settlement between the State of California and various paint manufacturers found to have continued the sale and use of lead-based paint despite its ban. As a result of the settlement, Los Angeles County was awarded \$134 million from the State of California. These funds have been designated for lead-based paint hazard remediation across the County. The County, through the Los Angeles County Development Authority (LACDA), is implementing the

CITY COUNCIL AGENDA REPORT - MEETING OF FEBRUARY 25, 2026

Page 2 of 3

Program to identify and remediate lead-based paint hazards in eligible homes, prioritizing the health and safety of children and pregnant mothers.

To be eligible for this Program, all the following requirements must be met:

1. Residential properties built before 1951;
2. Residential properties with four or fewer units;
3. A child under six years old must live at the property or regularly visit the home at least twenty hours per week; or someone who lives in the home must be pregnant.

Under the terms of the Memorandum of Understanding (MOU) (Attachment A), the County will assume full responsibility for administering and implementing all Program services within designated census tracts in the City of Montebello (eligible census tract map attached, Attachment B). The County will solicit and acquire professional contractors, consultants and other resources necessary to perform the Program activities for eligible residential properties. The County will manage the full scope of Program logistics, such as community outreach, enrolling eligible properties, tracking testing results, coordinating lead-based hazard remediation efforts, ensuring final inspections, and maintaining detailed records of expenditures and related program data.

Property owners must agree to have the interior and exterior of the home tested for lead based hazards and must consent to the remediation process. All testing results will be shared with the property owners and residents. If no lead is detected, no further action is required, and the case will be closed. If lead is detected, the County will collaborate with the property owner, resident, or landlord to define the necessary scope of work and commence remediation upon property owner's approval.

Upon completion of work, a final inspection and clearance will be performed by an independent third -party to ensure that all lead-based hazards have been effectively remediated. In situations where temporary relocation of residents is necessary to complete the remediation safely, the County will be solely responsible for providing relocation services and covering the costs for all eligible expenses incurred during the relocation period. However, the County has notified City staff that this would be a rare occurrence.

The enrollment period for the Program is from March 1, 2026, to May 31, 2026. However, remediation work may continue beyond May for those who submitted the application prior to the deadline.

ENVIRONMENTAL:

This item is not subject to the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule

CITY COUNCIL AGENDA REPORT - MEETING OF FEBRUARY 25, 2026

Page 3 of 3

that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Because there is no possibility that this item may have a significant adverse effect on the environment, the item is exempt from CEQA.

ANALYSIS:

N/A

SUMMARY:

The proposed Memorandum of Understanding (MOU) (Attachment A) allows Los Angeles County and LACDA to administer the Lead-Free Homes LA Program within designated areas of Montebello (Attachment B). The Program provides fully funded lead-based paint testing and remediation for eligible pre-1951 residential properties, with no cost or operational burden to the City. The MOU formalizes the County's authority to conduct outreach, enrollment, testing, remediation, and any required temporary relocation during the March 1, 2026 through May 31, 2026, enrollment period.

ATTACHMENT(S)

1. Attachment A - MOU File No. 2601
2. Attachment B – Map of Eligible Census Tracts in the City of Montebello
3. Attachment C - Promotional Flyer

**MEMORANDUM OF UNDERSTANDING BETWEEN
COUNTY OF LOS ANGELES AND CITY OF MONTEBELLO
LEAD FREE HOMES LA PROGRAM MANAGEMENT SERVICES**

This Memorandum of Understanding (MOU) is being entered this ____ of _____, by and between the County of Los Angeles (County), by and through the Los Angeles County Development Authority (LACDA) acting as its agent and City of Montebello (City), and collectively referred to herein as the Parties and individually as Party.

I. PURPOSE

The purpose of this MOU is to detail the agreement between the County and City for the provision of lead-based paint hazard mitigation program services for homes that meet the eligibility criteria for the County's Lead Free Homes LA Program (Program). The County wishes to collaborate with City in facilitating the Program within the City's boundaries.

Program services to be undertaken by the County will include the performance or arranging for the performance of the deliverables described herein. The activities to be performed as part of this MOU will include outreach to ensure enrollment of residential properties into the Program and testing and mitigation, as required, of any lead-based paint hazards. Both single- and multi-family residential units with up to four units may be provided with mitigation services Program. Eligible residential units will be identified through the enrollment and lead assessment process. In addition, individuals and families may be temporarily relocated and will receive advisory and support services and compensation for all eligible out-of-pocket temporary relocation expenses while the mitigation activities are underway. Through the partnership established through this MOU, City will allow full access to portions of its jurisdiction in which this Program will be offered.

All references to the County shall also be applicable to the LACDA, acting as its agent.

II. COUNTY RESPONSIBILITIES

1. The County shall be responsible for the provisions of the Program services including program administration, implementation, oversight and administration of consultant and construction contracting services as needed, and final inspections/clearances of mitigated properties as is further described in this Section II.
2. Solicit and acquire contractors, consultants, and any other resources required to perform any deliverables not directly provided by County personnel to perform mitigation of lead-based paint hazards from the interior and exterior of eligible single-family and multifamily residential structures within portions of City jurisdiction in which this Program is offered.
3. Coordinate outreach and enrollment activities in the identified impacted residential areas within the City's jurisdiction.
4. Track enrollment of specific properties, testing and results, specific hazard mitigation services performed at the location, clearances, expenditures, payments, and other data determined necessary.
5. Notify property owners and other parties of testing findings. Where actionable lead-based hazard

mitigation is warranted, coordinate with the property owners and other parties to determine the necessary lead hazard mitigation work.

6. Conduct, through contractors or consultants, the lead-based paint hazard mitigation of any property for which permission to perform the work has been granted. As necessary, individuals and families will be temporarily relocated and receive advisory and support services and compensation for all eligible out-of-pocket temporary relocation expenses while the mitigation activities are underway.
7. Provide for final inspection/clearance of completed work by a contractor or consultant that is independent from the lead-based paint hazard mitigation tasks.
8. Once outreach has commenced in the City's jurisdiction, provide quarterly reports on activities conducted during that time period.
9. The County shall pay for all the costs associated with the activities listed in this Section.

III. CITY RESPONSIBILITIES

1. Authorize consent to County, and its agent LACDA, to transact all business related to the Lead Free Homes LA Program within the City's jurisdiction.
2. Cooperate to undertake and allow the County to provide lead-based paint hazard mitigation program services for the mitigation of homes in the City's jurisdiction.
3. Collaborate with the County on an outreach plan to ensure enrollment of residential properties into the Lead Free Homes LA Program.
4. Provide referrals to other available related programs that provide for enhancement of safety and functionality of living conditions, stabilization of neighborhoods, energy and cost efficiencies, and other initiatives for which the homeowner and/or landlord/tenant are eligible. Where appropriate, City, in collaboration with County, shall coordinate with the City's departments and community partners to identify the City's related programs and assist the homeowner and/or landlord/tenant to enroll in such programs.
5. Provide expedited and priority building and safety code permitting to contractors performing mitigation services at residential properties being assisted under this Program.
6. Provide direction to the County in areas relating to policy, information, and procedural requirements regarding building codes and other pertinent requirements that apply to the implementation of this Program in the City's jurisdiction.

IV. TERM OF MOU

The term of this MOU shall commence upon date of execution of this MOU by the Parties and shall continue through the completion of all identified remediation activities unless terminated or extended, in whole or in part, as provided herein.

V. COUNTY AND CITY MUTUAL RESPONSIBILITIES

County and City will share information in accordance with applicable State and federal laws and regulations and implement specific procedures as may be necessary to enable each party to perform its duties and functions as required by law and under this MOU.

VI. COMPENSATION/BUDGET

There will be no compensation to City for work described in this MOU.

VII. CONFIDENTIALITY

County and City shall maintain the confidentiality of all clients' records and information, in accordance with all applicable federal, State, and local laws, regulations, ordinances, and directives regarding confidentiality. The County and City shall inform all its officers, managers, supervisors, employees, and agents accessing the data hereunder of the confidentiality requirements of this MOU. The County and City will not disclose records or information pertaining to the properties receiving environmental review services, except as required or permitted by law.

VIII. INDEMNIFICATION

1. City shall be responsible for and shall defend and hold harmless and indemnify County, the LACDA, and its elected and appointed officials, employees, and agents from all costs and claims for damages whatsoever by any third party relating to or resulting from the actions of City arising out of or in connection with the services, work, operation, or activities of City, its agents, employees, and officials in relation to the rendition of services pursuant to this MOU.
2. County shall be responsible for and shall defend and hold harmless and indemnify City, and its elected and appointed officials, employees, and agents from all costs and claims for damages whatsoever by any third party relating to or resulting from the actions of County and the LACDA arising out of or in connection with the services, work, operation, or activities of County, its agents, employees, and officials in relation to the rendition of services pursuant to this MOU.

IX. TERMINATION

Either Party may terminate this MOU at any time, with or without cause, upon providing at least thirty (30) calendar days advance written notice to the other party. Any written notice of termination shall state the date that termination shall become effective.

X. AMENDMENTS

It is mutually agreed that this MOU may be modified or amended by mutual consent, and such modification shall be in writing and effective upon the execution of a written amendment to this MOU by both parties hereto.

XI. DESIGNATION OF RESPONSIBLE PARTIES

The following persons, identified by position and title, have been designated as the responsible parties for all communications, including required notices, related to the MOU:

CITY

Joseph Palombi, Director
City of Montebello
Planning & Community Development
1600 W. Beverly Boulevard
Montebello, CA 90640
(323) 887-1478

COUNTY

Linda Jenkins, Director
Los Angeles County Development Authority
Community Development Division
700 W. Main Street
Alhambra, CA 91801
(626) 586-1765

The undersigned hereby represent and acknowledge that they are duly authorized to execute this MOU on behalf of the entity for which they sign and are in agreement with all terms and conditions and hereby the MOU is being executed by the following parties as this ____th day of _____, 2026.

COUNTY OF LOS ANGELES

By _____
EMILIO SALAS, Executive Director
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By _____
Deputy County Counsel

CITY OF MONTEBELLO,
a municipal corporation

RAUL ALVAREZ, City Manager

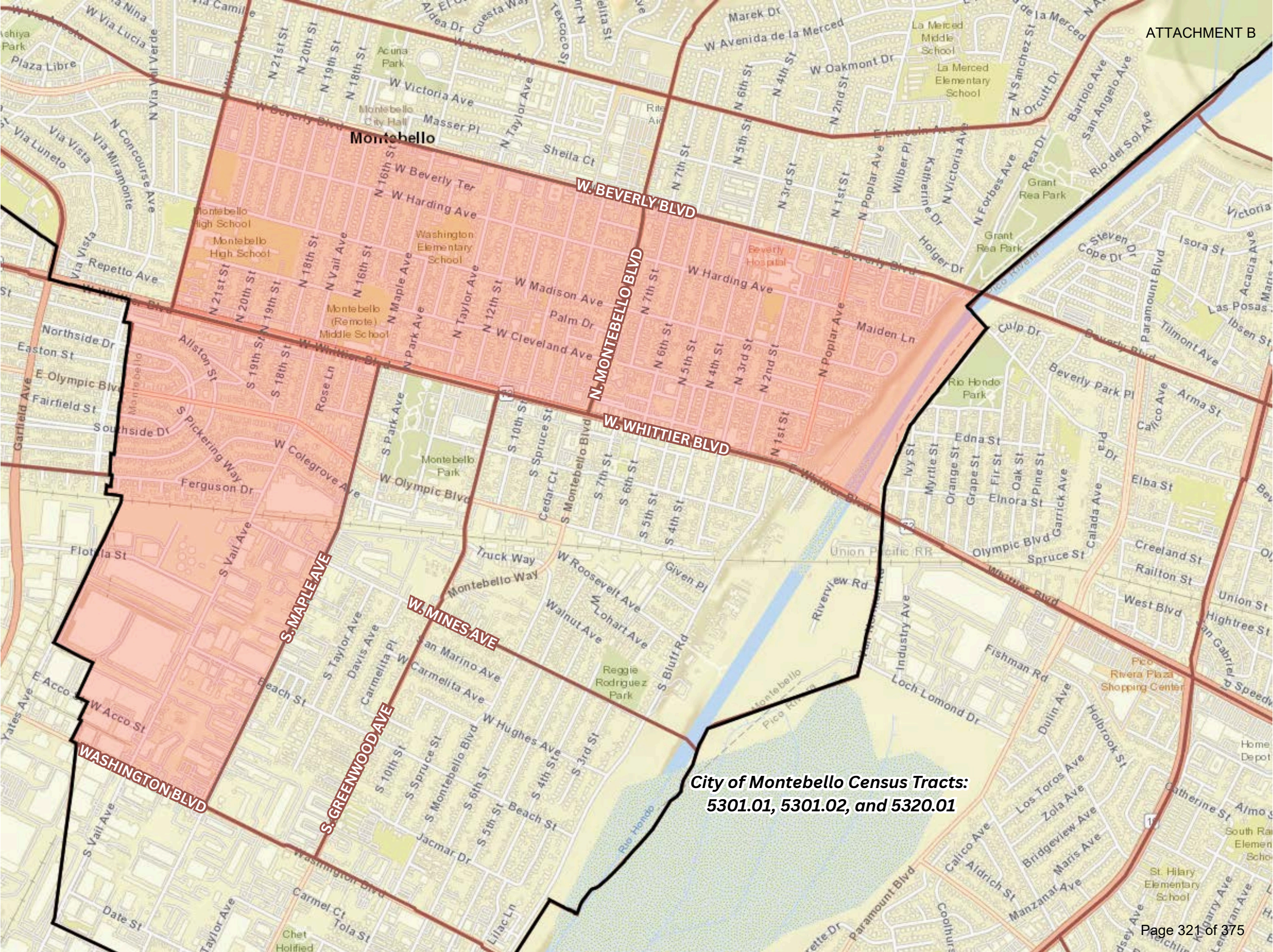
ATTEST:

CHRISTOPHER JIMENEZ, City Clerk

APPROVED AS TO FORM:

ARNOLD ALVAREZ-GLASMAN, City Attorney

By _____
ARNOLD ALVAREZ-GLASMAN
City Attorney



**City of Montebello Census Tracts:
5301.01, 5301.02, and 5320.01**



THE HEALTH OF YOUR FAMILY MATTERS

A Free Lead Paint Hazard Remediation Program Can Help

Was your home built before 1951?

Do you have cracked, chipped, or peeling paint?

Is there a child under 6 living in or frequently visiting
your home?

Is there a pregnant woman living in your home?

**YOU MAY QUALIFY FOR FREE SERVICES TO REMOVE
LEAD PAINT HAZARDS INSIDE AND/OR OUTSIDE
YOUR HOME.**

- ✓ No costs to you
- ✓ Free assessment
- ✓ Hablamos Español
- ✓ Licensed & bonded contractors
- ✓ All lead paint hazards removed
from the home



For more information, contact us or visit our website.

LeadFreeHomesLA@lacda.org | (626) 296-6302 | LeadFreeHomesLA.com



LA SALUD DE SU FAMILIA ES IMPORTANTE

Un Programa Gratis de Reparacion Y Eliminacion de Riesgos de Las Pinturas con Plomo Puede Ayudar

¿Su casa se construyó antes de 1951?

¿La pintura de su hogar está agrietada, astillada o desprendida?

¿Hay algún niño(a) menor de 6 años que vive o visite regularmente su casa?

¿Hay alguna mujer embarazada que vive en su casa?

SU HOGAR PUEDE CALIFICAR PARA REPARACIONES GRATIS PARA ELIMINAR LOS RIESGOS DE PINTURA CON PLOMO DEL INTERIOR Y EL EXTERIOR DE SU HOGAR.

- ✓ Sin cargos para usted
- ✓ Evaluación gratis
- ✓ Hablamos Español
- ✓ Contratistas acreditados y garantizados
- ✓ Eliminamos del hogar

todos los riesgos asociados de las pinturas con plomo



Para más información, contáctenos o visite nuestro sitio web.

HogaresLibresDePlomoLA@lacda.org | (626) 296-6302 | HogaresLibresDePlomoLA.com



ITEM # 18

**APPROVAL OF MINUTES: JANUARY 28, 2026, CITY COUNCIL MEETING;
FEBRUARY 11, 2026, CITY COUNCIL MEETING**



CITY OF MONTEBELLO REGULAR MEETING

MINUTES

WEDNESDAY, JANUARY 28, 2026 AT 6:00 PM

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA**

OPENING CEREMONIES

CALL TO ORDER - 6:00 P.M.

Mayor Tamayo called the meeting to order at 6:01 p.m.

ROLL CALL

Members present were Mayor Tamayo, Mayor Pro Tem Romero, Councilmember Peralta, Councilmember Alonzo, and Councilmember Melendez. City Clerk Jimenez and City Treasurer Matanga were also present.

City Attorney Alvarez-Glasman stated that Councilmember Ric Alonzo would participate in the meeting remotely pursuant to the "just cause" provision of the Government Code due to a physical emergency that prevents in-person attendance. He further stated that all votes must be conducted by roll call and that Councilmember Alonzo would also participate in the Closed Session remotely.

City Attorney Arnold Alvarez-Glasman, City Manager Raul Alvarez, Assistant City Manager Angelica Palmeros, and Department Directors Kimberly Guillen, Michael Solorza, Joseph Palombi, Ramon Figueroa, John Soria, David Sosnowski, Cesar Roldan, Fire Chief Pelaez, and Police Chief Lopez were present.

ANNOUNCEMENT OF CLOSED SESSION ITEMS

City Attorney Alvarez-Glasman announced the Closed Session Items.

PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At this time, the public may submit a speaker card to the City Clerk staff for Closed Session items, prior to the beginning of this statement. Speakers will be called in the order received. Please be aware that the maximum time allotted for members of the public to speak on Closed Session items shall not exceed three (3) minutes per person. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor and City Council.

None.

CLOSED SESSION

The City Attorney shall provide a briefing on the item listed for Closed Session as follows:

Mayor Tamayo recessed the meeting into Closed Session at 6:03 p.m. to consider the following Closed Session items:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code Section 54956.9(d)(1)
G. Robles Quintanar v. City of Montebello
Case No. ADJ18176656

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Government Code Section 54956.8
Property: 602-610 W. Whittier Blvd., Montebello, California 90640
Agency negotiator: Raul Alvarez, City Manager; Joe Palombi, Director of Community Development
Negotiating parties: Primestor
Under negotiation: Both price and terms

REGULAR SESSION - 7:00 P.M.**CLOSED SESSION REPORT**

Mayor Tamayo reconvened the meeting at 7:00 p.m.

All five members were present to discuss all Closed Session items. City Attorney Arnold Alvarez-Glasman provided the following report to City Council: Item No. 1, a briefing was provided to City Council, no action was taken, and nothing to further to report; Item No. 2, a briefing was provided to City Council, no action was taken and nothing further to report.

INVOCATION

Led by City Treasurer Matanga.

PLEDGE OF ALLEGIANCE

Led by Kyle Rocha.

CORRECTIONS TO THE AGENDA - CITY MANAGER

None.

CEREMONIAL ITEMS/PRESENTATIONS**3. CEREMONIAL CHECK PRESENTATIONS TO VARIOUS ORGANIZATIONS**

Presented by Mayor Tamayo.

4. STATE OF THE FIRE DEPARTMENT 2025

Chief Pelaez provided the State of the Department Presentation.

Councilmember Melendez inquired about the timeline for the fourth Fire Station and asked how many employees would be staffed there.

Chief Pelaez stated that the project should be completed within 1-2 years as they continue to secure grants for the project. He is estimating 6-8 employees at that station.

City Manager Alvarez highlighted additional accomplishments that were completed by the Department and thanked the City Council for their continued support, and thanked the Chief for his leadership.

PUBLIC COMMENTS ON NON-AGENDA ITEMS (30 MINUTES)

At this time, the public may submit speaker card(s) to the City Clerk staff, for both agenda and non-agenda items, prior to the beginning of this statement; Public Hearing items do not require a speaker card.

The City Council will address non-agenda items during this section and speakers will be called in the order received. Those persons not accommodated during this 30-minute period will have an opportunity to speak under "Public Comments – Continued", after all scheduled matters have been considered. **Public Hearing, Regular Business and/or Consent Calendar items will be addressed at the time that matter of business is heard, in the order received.**

Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor and City Council.

The City Clerk's Office acknowledged seven(7) members of the public wishing to address the City Council. Speakers were provided three minutes to address the City Council and said speaker cards are on file at the City Clerk's office.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

City Manager Alvarez announced the upcoming Budget Meetings around the City and invited the community to attend.

REGULAR BUSINESS

5. ADOPT SPECIFICATIONS AND PLANS FOR CONSTRUCTION OF CHET HOLIFIELD COMMUNITY GARDEN (CP 945)

RECOMMENDATION: It is recommended that the City Council:

1. Approve Environmental Assessment pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption under the California Environmental Quality Act (CEQA); and
2. Adopt construction plans and specifications for the Chet Holifield Community Garden project (CP 945); and
3. Authorize staff to proceed with bid advertisement for construction; and
4. Take such additional, related action that may be desirable.

Councilmember Alonzo spoke in support of the item.

Councilmember Melendez inquired whether a specific group or organization would be responsible for managing the community garden at Chet Holifield Park.

Director Sosnowski informed the City Council that the City has contracted with the Los Angeles County Community Garden Council to establish the community garden. He stated that the Council designed the garden based on community feedback and the City's Master Plan. He further explained that the Los Angeles County Community Garden Council will assist with managing the garden and that associated fees will apply.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Romero, to approve the item; the motion was approved unanimously.

6. ADOPT RESOLUTION NO. 26-06 APPROVING MONTEBELLO BUS LINES' FISCAL YEARS 2027-29 SHORT RANGE TRANSIT PLAN

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-06 approving Montebello Bus Lines' (MBL) Fiscal Years 2027-29 Short Range Transit Plan, including the encompassed recommendations; and
2. Take such additional, related, action that may be desirable.

Transit Director Soria introduced Senior Management Analysts Robert Fierro and Leslie Peralta to present the item.

Councilmember Peralta spoke in support of the item and thanked the department for the presentation.

Councilmember Melendez inquired about the Mobility Feasibility Study.

Senior Management Analyst Fierro informed the City Council that the City plans to retain a consultant to evaluate key commercial corridors and determine the feasibility of establishing a mobility hub. The proposed hub would serve as a transitional space between different modes of public transportation, designed to provide seamless and convenient connections for users.

Councilmember Alonzo and Mayor Tamayo spoke in support of the item.

Councilmember Peralta motioned, seconded by Mayor Pro Romero, to approve the item; the motion was approved unanimously.

7. APPROVE PROFESSIONAL SERVICES AGREEMENT NO. 4455 WITH WHITE MEMORIAL HOSPITAL TO PROVIDE IN CUSTODY MEDICAL SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve Professional Services Agreement No. 4455 with White Memorial Hospital for the provision of in custody medical services; and,
2. Authorize the City Manager to execute the agreement; and,
3. Take such additional, related action that may be desirable.

Finance Director Solorza and Police Chief Lopez provided a presentation of the item.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion was approved unanimously.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a member wishes to discuss, including any items the public submitted speaker cards for, should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any Ordinance.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve Item Nos. 8-15; the motion was approved unanimously.

8. AWARD AGREEMENT NO. 4451 TO LINCOLN CONCEPTS FOR FEDERAL LOBBYING SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Award Agreement No. 4451 with Lincoln Concepts, to provide Federal Lobbying Services in response to Request for Proposals (RFP) No. 26-05 for a total not-to-exceed amount of \$492,000, for a three-year (3-year) term with the option for renewal of up to two (2), additional one-year (1-year) terms; and
2. Authorize the City Manager to execute and finalize Agreement No. 4451 with Lincoln Concepts on behalf of the City of Montebello; and
3. Authorize the City Manager to approve change orders up to an additional ten percent (10%) of the total amount for each fiscal year; and
4. Take such additional, related, action that may be desirable.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion was approved unanimously.

9. TREASURER'S REPORT FOR THE QUARTER ENDING DECEMBER 31, 2025

RECOMMENDATION: It is recommended that the City Council:

1. Receive and file the Quarterly Treasurer's Report for the quarter ending December 31, 2025 (Second Quarter of Fiscal Year 2025-26); and,
2. Take such additional, related action that may be desirable.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion was approved unanimously.

10. APPROVE THE USE OF ASSET FORFEITURE FUNDS TO PURCHASE LAW ENFORCEMENT RECOGNITION AWARDS AND DEPARTMENT UNIFORM BADGES

RECOMMENDATION: It is recommended that the City Council:

1. Approve the use of \$30,000 in Asset Forfeiture funds for costs associated with the purchase of law enforcement recognition awards and uniform badges; and
2. Amend the Fiscal Year 2025-26 budget by increasing appropriations by \$30,000 in Account No. 230-99-6000.40 (Asset Forfeiture, Supplies - Durable); and
3. Take such additional, related action that may be desirable.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion was approved unanimously.

11. APPROVE SUBMISSION OF AN APPLICATION FOR THE YOUTH SERVICE CORPS COMPETITIVE GRANT PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Approve submission of an application for the Youth Service Corps Competitive Grant Program; and
2. Authorize the City Manager to conduct all negotiations and execute and submit documents reasonably-necessary for the completion of the awarded project; and
3. Take such additional, related action that may be desirable.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion was approved unanimously.

12. APPROVE SUBMISSION OF A GRANT APPLICATION TO THE STATE HOMELAND SECURITY PROGRAM (SHSP)

RECOMMENDATION: It is recommended that the City Council:

1. Authorize staff to submit a grant application to the State Homeland Security Program (SHSP) for the purchase of interoperable radios, body-worn cameras, and detective vehicle-mounted gun safes; and
2. Authorize the City Manager to execute all necessary application forms; and
3. Take such additional, related action that may be desirable.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion was approved unanimously.

13. APPROVE SUBMISSION OF APPLICATION FOR THE LOS ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY (LACAHA) AFFORDABLE HOUSING PRODUCTION AND PRESERVATION NOTICE OF FUNDING AVAILABILITY (NOFA)

RECOMMENDATION: It is recommended that the City Council:

1. Approve submission of a grant application to the Los Angeles County Affordable Housing Solutions Agency (LACAHA) in response to the Notice of Funding Availability (NOFA) for housing production and preservation; and,
2. Authorize the City Manager to execute all grant award / NOFA documents; and
3. Take such additional, related action that may be desirable.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion was approved unanimously.

14. APPROVAL OF MINUTES: NOVEMBER 12, 2025, SPECIAL CITY COUNCIL MEETING; NOVEMBER 12, 2025, CITY COUNCIL MEETING; DECEMBER 09, 2025, CITY COUNCIL MEETING; JANUARY 14, 2026, CITY COUNCIL MEETING; JANUARY 14, 2026, CITY COUNCIL AND SUCCESSOR AGENCY MEETING

RECOMMENDATION: It is recommended that the City Council:

1. Approve said Minutes as is.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion was approved unanimously.

15. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 26-05 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED JANUARY 28, 2026

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-05 approving the Warrant Register dated January 28, 2026.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion was approved unanimously.

PUBLIC COMMENTS - CONTINUED

AB 1234 TRAVEL REPORTS

Members will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

None.

COUNCIL/AGENCY ORALS

Announcements and requests for future agenda items.

- **Scarlet Peralta, Councilmember**

1. **Park Restroom Facility Renovations**

Request Council consensus to prioritize park restroom renovations and direct staff to evaluate options for prefabricated modular restrooms, upgrades to existing facilities where feasible, and funding strategies leveraging CDBG, grants, and other available resources, and return to Council with a recommended action plan.

Councilmember Melendez suggested exploring the use of bonds to fund necessary restroom upgrades. Consensus was received.

Councilmember Peralta spoke regarding AI data centers, noting potential community and health impacts associated with such facilities. She inquired whether the City could take a proactive approach by preparing for potential development requests and exploring the possibility of prohibiting or restricting these types of businesses within the City.

- **Ric Alonzo, Councilmember**

1. **Establish Engineer's Day in Montebello during National Engineers Week, to highlight the impact of engineering in our community and inspire youth through engaging, hands-on activities.**
2. **Establish key signature recreational events to be hosted in South Montebello.**

1. Consensus was received.

2. Consensus was received.

- **Salvador Melendez, Councilmember**

- **Danielle Romero, Mayor Pro Tem**

1. **February marks the 35th anniversary of Operation Desert Storm. I request a resolution be passed to honor actions of our soldiers.**

2. Request for additional lighting at the corner of Howard and Beverly.
3. Request to have all veterans who are active in our city to apply for a banner regardless of current address.

1. Consensus was received.
 2. City Manager Alvarez informed Council that it would be best if staff evaluates the intersection for lighting. Consensus was received.
 3. Consensus was received.
- **Georgina Tamayo, Mayor**

CLOSED SESSION - CONTINUED

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on February 11, 2026, at 6:00 p.m.**, which can be live-streamed at <https://www.montebellocal.gov> (Click on Live Stream).

I, Kimberly Guillen, Director of City Clerk Services for the City of Montebello, hereby certify that a copy of this agenda has been posted on or before **Sunday, January 25, 2026, no later than 6:00 p.m.**



Kimberly Guillen, Director of City Clerk Services

Mayor Tamayo adjourned the meeting at 9:17 p.m.

THE MINUTES OF JANUARY 28, 2026, ARE HEREBY APPROVED AND ADOPTED ON THIS 25TH DAY OF FEBRUARY 2026.

EXHIBIT - CITY OF MONTEBELLO FORECASTED AGENDA

Please note, the attached exhibit is a draft version that is to be used for reference purposes only; agenda items, information, and dates are subject to change. The exhibit will be placed at the end of the Agenda Packet.

- **CITY OF MONTEBELLO FORECASTED AGENDA**

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 1



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☒ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** Montebello Park AI data center

MEETING DATE: 1/28/26 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Randy Kap **PHONE:** _____ (Optional)

ADDRESS: _____ (Optional)

ORGANIZATION REPRESENTED: P

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☒ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 2



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** 2025 Impact

MEETING DATE: 1/28 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Dulce Garcia **PHONE:** 626 (Optional)

ADDRESS: _____ (Optional)

ORGANIZATION REPRESENTED: Heart of Compassion

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☒ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 3



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

MEETING DATE: 01-28-2026 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Rosa Tanayo **PHONE:** [REDACTED]
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 4 ✓



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ AGENDA ITEM NO. _____

Opposed ☐ In Support ☐ Neutral ☐ TOPIC: _____

MEETING DATE: 1/28/26 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Paul Hurtado **PHONE:** _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 5 ✓



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☒ **TOPIC:** Drug usage in Montebello

MEETING DATE: _____ **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: LEVAN PROTERO **PHONE:** [REDACTED]

ADDRESS: [REDACTED] (Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☒ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 6 ✓



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** Community Concerns

MEETING DATE: _____ **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Lynda Melles **PHONE:** _____ (Optional)

ADDRESS: _____ (Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 7



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** Police case 25-4158 4158

MEETING DATE: 1/28/26 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: James Santana **PHONE:** _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 1



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. 5

Opposed ☐

In Support ☒

Neutral ☐

TOPIC: _____

MEETING DATE: 1/28/26

TIME RECEIVED: _____

SPEAKER'S FULL NAME: Fiona Rumers

PHONE: _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

Absent

January 28, 2026

Good evening. my name is Linda Nicklas Co-Founder of MATCH90640.

This evening I would like to address a huge problem with the Police Department Dispatcher, that thinks it's appropriate to tell 911 callers to open their doors to a person banging on the front door trying to get in.

On Tuesday 1/20/2025 at 8:00 p.m. a neighbor called my daughter scared a man was looking into her windows trying to see if he could get in. She called 911, no response.

The man proceeded to cross the street and bang on my Daughter's door, she has Dobermans inside with for her protection, again Dispatcher told caller to open door and see what man wanted.

After waiting 1 hour 20 minutes for Police to show up, my daughter called and told Dispatcher to forget Poice, to send Coroner instead, within 2 minutes 3 squad cars showed up.

That is not acceptable, I have always felt safe knowing

our Police Officers were there to protect us.

I do not blame the Police Department, I blame the Dispatcher for her ridiculous answer.

My niece is a Dispatcher for the Roseville Police Department and told me our Dispatcher's response was very inappropriate and she needs to be retrained in 911 call responses.

Next also on the same date 1/20/2026, a huge dog attack involving 5 dogs fighting occurred at the dog park. A man trying to separate dogs from attacking his dogs was injured and his hand was severely mangled to the point he lost fingers.

It took 7 minutes for the Paramedics to respond and it was across the street from the Police Department and not one Police Officer showed up, why?

To the speaker that thinks everything is sunshine and roses, please see video of the 3 restrooms posted by the gentleman that's going around to different locations rating restrooms all 3 were given an F for failed, blood on walls, needles on floors excrement on floors, walls and toilet seats. Terrible conditions for children to experience.

Sorry Scarlet there's no money now that you wasted

\$701,000.00 on the pathic dog park, thats going to cost us lawsuits. There was a sign dog park was closed for repairs, WTH it hasn't even been open a year and needs repairs?

Fix the restrooms for childrn that is far more urgent.

At the meet and Greet, I spoke to to Supervisor Solis' Representative Ponce and in front of Mayor Tamayo and she agreed with me when I stated the State is in a deficit, the County is in a deficit, we are Not getting any Federal funding at all, and Ms. Ponce said President Trump may take back money from us.

She told Mayor Tamayo be very careful how money is spent, because there will not be any funding or grants available this year.

Please listen and educate yourselves with how money is spent, and error on being cautious, our city's survival depends on it.

Thank you.



CITY OF MONTEBELLO REGULAR MEETING

MINUTES

WEDNESDAY, FEBRUARY 11, 2026 AT 6:00 PM

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA**

OPENING CEREMONIES

CALL TO ORDER - 6:00 P.M.

Mayor Tamayo called the meeting to order at 6:03 p.m.

ROLL CALL

Members present were Mayor Tamayo, Mayor Pro Tem Romero, Councilmember Peralta, Councilmember Alonzo, and Councilmember Melendez. City Clerk Jimenez and City Treasurer Matanga were also present.

City Attorney John Lam, Assistant City Manager Angelica Palmeros, and Department Directors Kimberly Guillen, Michael Solorza, Joseph Palombi, Ramon Figueroa, John Soria, David Sosnowski, Cesar Roldan, Fire Chief Pelaez, and Police Chief Lopez were present.

CLOSED SESSION - NONE

REGULAR SESSION - 6:00 P.M.

INVOCATION

Led by City Treasurer Matanga.

PLEDGE OF ALLEGIANCE

Led by Arielle Zendan.

CORRECTIONS TO THE AGENDA - CITY MANAGER

None.

CEREMONIAL ITEMS/PRESENTATIONS

1. PROCLAMATION OF LIBRARY LOVER'S MONTH

Presented by Mayor Tamayo.

2. PROCLAMATION FOR AMERICAN HEART MONTH

Presented by Mayor Tamayo.

PUBLIC COMMENTS ON NON-AGENDA ITEMS (30 MINUTES)

At this time, the public may submit speaker card(s) to the City Clerk staff, for both agenda and non-agenda items, prior to the beginning of this statement; Public Hearing items do not require a speaker card.

The City Council will address non-agenda items during this section and speakers will be called in the order received. Those persons not accommodated during this 30-minute period will have an opportunity to speak under "Public Comments – Continued", after all scheduled matters have been considered. **Public Hearing, Regular Business and/or Consent Calendar items will be addressed at the time that matter of business is heard, in the order received.**

Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor and City Council.

The City Clerk's Office acknowledged eight(8) members of the public wishing to address the City Council. Speakers were provided three minutes to address the City Council and said speaker cards are on file at the City Clerk's office.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

None.

REGULAR BUSINESS**3. ADOPT URGENCY ORDINANCE NO. 2491 AMENDING TITLE 17 (ZONING) OF THE MONTEBELLO MUNICIPAL CODE, RELATING TO INTERIM ZONING CONTROLS FOR ARTIFICIAL INTELLIGENCE (AI) DATA CENTERS CITYWIDE**

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Urgency Ordinance No. 2491 amending Title 17 (Zoning) of the Montebello Municipal Code, establishing interim zoning controls applicable to Artificial Intelligence (AI) Data Centers; and
2. Take such additional and/or related action that may be desirable.

Director Palombi provided a brief presentation of the item.

Councilmember Alonzo spoke in support of the item.

Mayor Pro Tem Tamayo thanked staff for the presentation and spoke in support of the item.

Councilmember Melendez also spoke in support of the item. He inquired whether there are plans to permanently restrict AI data centers once the urgency ordinance sunsets. He further suggested the possibility of placing a ballot measure before voters, similar to the approach taken by the City of Monterey Park.

Director Palombi explained that the urgency ordinance is initially effective for 45 days.

City Attorney Lam stated that the ordinance may be extended for an additional 10 months and 15 days. If further analysis is required at that time, the City may extend the moratorium for up to one additional year, for a total of two years, as permitted by law. This timeframe would allow the City sufficient opportunity to determine next steps.

Councilmember Peralta thanked the organizers and activists from Monterey Park for sharing information and engaging in discussions with the City. She expressed support for the urgency ordinance.

Mayor Tamayo also spoke in support of the urgency ordinance.

The City Clerk's Office acknowledged eight(8) members of the public wishing to address the City Council. Speakers was/were provided three minutes to address the City Council and said speaker card(s) is/are on file at the City Clerk's office.

Councilmember Melendez asked if the ordinance could be changed so that it reads data centers and not Artificial intelligence data centers, so it catches a broader coverage.

Director Palombi stated that there is no issue with amending the ordinance. He noted that while the ordinance does not specifically define "data centers," it is intended to prohibit all data centers.

City Attorney Lam confirmed that the ordinance may be amended using broad terminology to ensure it captures both AI data centers and smaller data centers that may not involve artificial intelligence. He added that further analysis and recommendations would be left to the Planning staff.

Councilmember Peralta motioned, seconded by Councilmember Alonzo, to approve the item; the motion was approved unanimously.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a member wishes to discuss, including any items the public submitted speaker cards for, should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any Ordinance.

Councilmember Melendez motioned, seconded by Councilmember Peralta, that Item No's. 4-10 be approved; the motion passed unanimously.

4. **ADOPT RESOLUTION NO. 26-07 APPOINTING A MEMBER AND ALTERNATE(S) TO THE GOVERNING BOARD OF THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY**

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-07 appointing one primary board member and two alternate board members representing the City of Montebello to the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority (GWMA); and,
2. Take such additional, related action that may be desirable.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion passed unanimously.

5. **APPROVE AMENDMENT NO. 2 TO AGREEMENT NO. 4175 WITH YUNEX LLC FOR TRAFFIC SIGNAL MAINTNANCE SERVICES**

RECOMMENDATION: It is recommended that the City Council:

1. Approve Amendment No. 2 to Agreement No. 4175 between the City of Montebello and Yunex LLC to increase the not-to-exceed amount of the Agreement by \$90,000; and
2. Amend the adopted Fiscal Year 2025-26 budget by increasing appropriations by \$39,240 in Account No. 200-30-310-6040.50 (Gas Tax – Public Works – Streets – Contract Services-Street Maintenance); and
3. Authorize the City Manager to execute the Amendment on behalf of the City; and
4. Take such additional, related action that may be desirable.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion passed unanimously.

6. **AWARD AGREEMENT NO. 4457 WITH KTU&A INC FOR THE MONTEBELLO MOBILITY HUB CONNECTIVITY FEASIBILITY STUDY**

RECOMMENDATION: It is recommended that the City Council:

1. Award Agreement No. 4457 with KTU&A Inc., (KTUA), to conduct a Mobility Hub Connectivity Feasibility Study in response to Request for Proposals No. 26-07 (RFP No. 26-07), for a total not-to-exceed amount of \$449,974 for a three-year (3-year) term; and
2. Authorize the City Manager to execute and finalize Agreement No. 4457; and
3. Authorize the City Manager to approve change orders up to an additional ten percent (10%) of the total not-to-exceed amount; and
4. Take such additional, related, action that may be desirable.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion passed unanimously.

7. APPROVE BLANKET PURCHASE ORDERS WITH ANY PROMO INC, THE ARTCRAFT GROUP INC, AND 4AP HOLDINGS INC. FOR PURCHASE OF TRANSIT RELATED PROMOTIONAL ITEMS

RECOMMENDATION: It is recommended that the City Council:

1. Approve establishing a blanket purchase order (PO) with Any Promo Inc. (Any Promo), for a total not-to-exceed amount of \$100,000, to purchase promotional items; and
2. Approve establishing a blanket PO with The Artcraft Group Inc. (Promotions Now), for a total not-to-exceed amount of \$100,000, to purchase promotional items; and
3. Approve establishing a blanket PO with 4AP Holdings Inc. (4AllPromo), for a total not-to-exceed amount of \$100,000, to purchase promotional items; and
4. Amend the Fiscal Year 2025-26 adopted budget to increase appropriations by \$300,000 in Account No. 600-90-900-6025 (Transit, Transportation Administration, Advertising/Printing Services); and
5. Take any additional related actions as deemed necessary.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion passed unanimously.

8. APPROVE INCREASES TO THE PURCHASE ORDER NOT-TO-EXCEED AMOUNTS FOR AFTERMARKET PARTS COMPANY LLC, CUMMINS PACIFIC LLC, GILLIG LLC, MUNCIE TRANSIT SUPPLY, RUSH TRUCK CENTERS OF CALIFORNIA INC, AND WAYNE HARMEIER INC FOR TRANSIT RELATED EQUIPMENT AND SUPPLIES

RECOMMENDATION: It is recommended that the City Council:

1. Approve an increase to the total not-to-exceed (NTE) amount, from \$250,000 to \$400,000, for a blanket purchase order (PO) with Aftermarket Parts Company LLC (Aftermarket Parts), to purchase maintenance-related bus parts, for Fiscal Year 2025-26; and
2. Approve an increase to the total NTE amount, from \$60,000 to \$80,000, for a blanket PO with Cummins Pacific LLC (Cummins Pacific), to purchase maintenance-related bus parts, for FY 2025-26; and
3. Approve an increase to the total NTE amount, from \$49,000 to \$75,000, for a blanket PO with Gillig LLC (Gillig), to purchase maintenance-related bus parts, for FY 2025-26; and
4. Approve an increase to the total NTE amount, from \$25,000 to \$100,000, for a blanket PO with Muncie Transit Supply (Muncie Transit), to purchase maintenance-related bus parts, for FY 2025-26; and
5. Approve an increase to the total NTE amount, from \$80,000 to \$100,000, for a blanket PO with Rush Truck Centers of California (Rush Truck Centers), to purchase maintenance-related bus parts, for FY 2025-26; and
6. Approve an increase to the total NTE amount, from \$80,000 to \$100,000, for a blanket PO with Wayne Harmeier Inc (dba Wayne Electric), to purchase maintenance-related bus parts, for FY 2025-26; and
7. Amend the Fiscal Year 2025-26 adopted operating budget to increase appropriations by \$311,000 in Account No. 600-90-915-6080.50 (Transit, Transportation, Corporate Shops - Vehicle Maintenance/Expenses Bus Parts).

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion passed unanimously.

9. APPROVE THE PURCHASE OF THREE (3) VEHICLES FROM MONTEBELLO AUTO GROUP LLC (MONTEBELLO CHEVROLET) FOR THE TRANSPORTATION DEPARTMENT

RECOMMENDATION: It is recommended that the City Council:

1. Approve establishing a purchase order (PO) with Montebello Auto Group LLC (Montebello Chevrolet) for a total not-to-exceed amount of \$131,411 to purchase one (1) 2025 Silverado 1500 Regular Cab WT Long Bed, one (1) 2026 Equinox LT, and one (1) 2026 Blazer EV; and
2. Authorize the City Manager to approve change orders up to an additional ten percent (10%) or \$13,142 of the total purchase amount; and
3. Amend the Fiscal Year 2025-26 adopted operating budget by increasing appropriations by \$144,553 in Account No. 600-90-915-6082 (Transit, Administration, Corporate Shop, Vehicle Purchases); and
4. Authorize the disposal of surplus vehicles in accordance with the City's surplus property policy; and
5. Take such additional, related, action that may be desirable.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion passed unanimously.

10. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 26-08 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED FEBRUARY 11, 2026

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-08 approving the Warrant Register dated February 11, 2026.

Councilmember Melendez motioned, seconded by Councilmember Peralta, to approve the item; the motion passed unanimously.

PUBLIC COMMENTS - CONTINUED

AB 1234 TRAVEL REPORTS

Members will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

None.

COUNCIL/AGENCY ORALS

Announcements and requests for future agenda items.

- **Salvador Melendez, Councilmember**
- **Ric Alonzo, Councilmember**
- **Danielle Romero, Mayor Pro Tem**
- **Scarlet Peralta, Councilmember**
- **Georgina Tamayo, Mayor**

CLOSED SESSION - CONTINUED**ADJOURNMENT**

The City of Montebello will adjourn to the next **Regular Meeting on February 25, 2026, at 6:00 p.m.**, which can be live-streamed at <https://www.montebellocal.gov> (Click on Live Stream).

I, Kimberly Guillen, Director of City Clerk Services for the City of Montebello, hereby certify that a copy of this agenda has been posted on or before **Sunday, February 8, 2026, no later than 6:00 p.m.**



Kimberly Guillen, Director of City Clerk Services

Assistant City Manager Palmeros announced that the City has been awarded a \$2.4 million grant through Congresswoman Sanchez's Office—\$1 million for the Fire Department's Wildlife Station and \$1.4 million for the Police Department to upgrade its communication system.

She also announced the upcoming Community Budget Meeting.

Mayor Tamayo motioned to adjourn the meeting at 7:14 p.m.

THE MINUTES OF FEBRUARY 11, 2026, ARE HEREBY APPROVED AND ADOPTED ON THIS 11TH DAY OF FEBRUARY 25, 2026.

EXHIBIT - CITY OF MONTEBELLO FORECASTED AGENDA

Please note, the attached exhibit is a draft version that is to be used for reference purposes only; agenda items, information, and dates are subject to change. The exhibit will be placed at the end of the Agenda Packet.

- **CITY OF MONTEBELLO FORECASTED AGENDA**

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 1



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

MEETING DATE: 02-11-2026 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: ROSA TAMAYO **PHONE:** _____ (Optional)

ADDRESS: _____ (Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 2



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** Public comment

MEETING DATE: _____ **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Will Cervara **PHONE:** _____ (Optional)

ADDRESS: _____ (Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 3



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

MEETING DATE: 2/11/26 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Delia Delgado **PHONE:** _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 4 ✓



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** Substance Use prevention

MEETING DATE: 2/11/26 **TIME RECEIVED:** 5:45pm

SPEAKER'S FULL NAME: Leslie Navarro **PHONE:** _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 5



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☒

AGENDA ITEM NO. _____

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: _____

MEETING DATE: 2/11/20

TIME RECEIVED: _____

SPEAKER'S FULL NAME: Patricia Soltero Sanchez

PHONE: _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 6



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ AGENDA ITEM NO. _____

Opposed ☐ In Support ☐ Neutral ☐

TOPIC: Council members comments

MEETING DATE: 2/11/26

TIME RECEIVED: _____

SPEAKER'S FULL NAME: Bill Prohissio

PHONE: _____

(Optional)

ADDRESS: _____

South Montebello

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 7 ✓



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

MEETING DATE: _____ **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Linda Nielsen **PHONE:** _____
(Optional)

ADDRESS: _____

ORGANIZATION REPRESENTED: MATCH ^(Optional) 90640

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 8



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

MEETING DATE: 2/28/22 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Paul Montebello **PHONE:** _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 1



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. 3

Opposed ☐

In Support ☒

Neutral ☐

TOPIC:

MEETING DATE:

2/7/26

TIME RECEIVED:

SPEAKER'S FULL NAME:

Randy Key

PHONE

(Optional)

ADDRESS:

(Optional)

ORGANIZATION REPRESENTED:

Self

NOTES:

ACCOMMODATIONS:

TRANSLATION NEEDED: No ☐ Yes ☐ Language:

RECEIVED BY STAFF:

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 2 ✓



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. 3

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: _____

MEETING DATE: _____

TIME RECEIVED: _____

SPEAKER'S FULL NAME: Will Cervera

PHONE: _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 3



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. 3

Opposed ☐

In Support ☒

Neutral ☐

TOPIC:

Data Center Bn

MEETING DATE:

2/11/26

TIME RECEIVED:

SPEAKER'S FULL NAME:

Amy Tannenbaum

PHONE:

[REDACTED]

ADDRESS:

[REDACTED]

(Optional)

ORGANIZATION REPRESENTED:

NOTES:

ACCOMMODATIONS:

TRANSLATION NEEDED:

No ☐

Yes ☐

Language:

RECEIVED BY STAFF:

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 3 ✓



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 13

Opposed ☐ In Support ☒ Neutral ☐ **TOPIC:** _____

MEETING DATE: 2-11-26 **TIME RECEIVED:** 6:00

SPEAKER'S FULL NAME: Jesse Damon **PHONE:** _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 5



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. 3

Opposed ☐

In Support ☒

Neutral ☐

TOPIC: _____

MEETING DATE: 2-11-25

TIME RECEIVED: 6:01

SPEAKER'S FULL NAME: Roxana Farahani

PHONE: _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 6



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 3

Opposed ☐ In Support ☒ Neutral ☐ **TOPIC:** _____

MEETING DATE: 2/11/2026 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Kira Hum **PHONE:** _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 7



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 3

Opposed ☐ In Support ☒ Neutral ☐ **TOPIC:** DATA CENTER ZONING

MEETING DATE: _____ **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: JE-SHOW YANG **PHONE:** _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 8



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. 2

Opposed ☐

In Support ☒

Neutral ☐

TOPIC: _____

MEETING DATE: 2.11.26

TIME RECEIVED: _____

SPEAKER'S FULL NAME: Esteban Hernandez

PHONE: _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☒

Yes ☐

Language: _____

RECEIVED BY STAFF: _____

February 11, 2026

Good evening, my name is Linda Nicklas Co-Founder of MATCH 90640.

It was brought to my attention there was a very serious car accident back in December 2025, and so much oil and gasoline was on road the company that currently has city towing contract Mr. C's did not have enough if any sand to put on the road to allow streets to be reopened to traffic.

A call was made to Helms and Hill asking for their help with sand. Juliet the owner could've told Police she doesn't have city contract and to kick rocks. But she still loves our Police Department and sent sand to assist in reopening streets.

Just remember these facts, any and all items, be it contracts, raises or city items will be reversed once that phony at the end Alonzo is removed from District 5 city council seat. Because he was illegally appointed without a Quorum, by you Tamayo and you Peralta.

Peralta the next time you want to waste 5 minutes babbling on and on about lies you told, please be sober. That night you sounded drunk or like you took a bump,

either way stay away from the microphone when you're not reading a prepared statement, you sound ignorant.

Fill out a speaker card and come down to podium, there you will only have 3 minutes to speak your lies, and I encourage both Mr. Bill Paolisso and Mr. James Santana file complaints to the L.A District Attorney's Office of Public Integrity for both Alonzo and Peralta filing false charges, that is illegal and a crime punishable by the law.

Also, in my personal capacity, no one believes the post admiring you for your courage to speak, your supporter of one gets paid monthly for the contract she signed to write nice things about you, and others up on council, everybody knows about it, it's a joke.

Thank you.



ITEM # 19

**PAYMENT OF BILLS: ADOPT RESOLUTION NO. 26-10 APPROVING THE CITY
WARRANT REGISTER OF DEMANDS DATED FEBRUARY 25, 2026**

RESOLUTION NO. 26-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO
APPROVING AND ALLOWING CERTAIN CLAIMS AND DEMANDS**

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO
HEREBY RESOLVES, FINDS, AND DECLARES AS FOLLOWS:**

SECTION 1. That the reference is hereby made to that certain Register of Audited Demand No.1606, consisting of 4 pages, and including:

Warrant No.

General: Check No. 609979 through 610041
ACH No. 10231 through 10270

On file in the office of the City Clerk, the same having been audited and approved by the Assistant Director of Finance as required by law.

SECTION 2. That the said City Council having examined each such demand does hereby approve and direct the payment of same, as set forth in said Register, except the following Warrant No.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this Resolution and that the same shall be in full force and effect.

APPROVED AND ADOPTED ON THIS 25th OF FEBRUARY 2026.

Georgina Tamayo, Mayor

ATTEST:

APPROVED AS TO FORM:

Christopher Jimenez, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

RESOLUTION NO. 26-10

Page 2 of 2

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF MONTEBELLO) SS:

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 26-10 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 25TH day of February 2026 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full, and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Christopher Jimenez, City Clerk

- Exhibit A – Warrant Register



City of Montebello
Register of Demands No. 1606
From Payment Date 01/30/26 - To Payment Date 02/05/26

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION		VENDOR NAME
10231	02/05/2026	\$0.00	CONTRACT SERVICES	5253	CLIFTONLARSONALLEN LLP
10232	02/05/2026	\$2,827.40	TRAINING	3163	BANK OF AMERICA
10233	02/05/2026	\$1,745.42	SUPPLIES	3163	BANK OF AMERICA
10234	02/05/2026	\$476.86	SUPPLIES	3163	BANK OF AMERICA
10235	02/05/2026	\$532.84	SUPPLIES	3163	BANK OF AMERICA
10236	02/05/2026	\$978.01	TRAINING	3163	BANK OF AMERICA
10237	02/05/2026	\$3,117.16	TRAINING	3163	BANK OF AMERICA
10238	02/05/2026	\$882.00	OTHER GROUP INSURANCE PAYABLE	58990	VISION SERVICE PLAN
10239	02/05/2026	\$3,138.49	RETIREMENT	58990	VISION SERVICE PLAN
10240	02/05/2026	\$3,906.62	FRINGE BENEFITS	58990	VISION SERVICE PLAN
10241	02/05/2026	\$14,302.95	FRINGE BENEFITS	71070	STATE OF CALIF - EMPLOYMENT DEVELOPMENT DEPT
10242	02/05/2026	\$800.00	ADVERTISING/PRINTING SERVICES	1293	923 MEDIA GROUP INC
10243	02/05/2026	\$17,773.74	VEHICLE MAINTENANCE/EXPENSES	3333	A & A FLEET PAINTING INC
10244	02/05/2026	\$14,504.50	SUPPLIES	41790	ADLERHORST INTERNATIONAL LLC
10245	02/05/2026	\$200.59	UNIFORM EXPENSE	20350	ALLSTAR FIRE EQUIPMENT INC
10246	02/05/2026	\$9,786.29	SUPPLIES	2586	AMAZON CAPITAL SERVICES INC
10247	02/05/2026	\$574,203.55	CONTRACT SERVICES	40970	ARAKELIAN ENTERPRISES
10248	02/05/2026	\$207.74	ADVERTISING/PRINTING SERVICES	35980	SAEED RADMEHR
10249	02/05/2026	\$135.20	VEHICLE MAINTENANCE/EXPENSES	1101	BLACK AND WHITE EMERGENCY VEHICLES LLC
10250	02/05/2026	\$2,545.00	CONTRACT SERVICES	3130	BLAIS & ASSOCIATES LLC
10251	02/05/2026	\$248,770.88	VEHICLE PURCHASES	45170	MONTEBELLO AUTO GROUP LLC
10252	02/05/2026	\$326.20	SUPPLIES	10000	CLEAN SWEEP SUPPLY CO INC
10253	02/05/2026	\$500.00	MACHINERY & EQUIPMENTS	72	COGRAN SYSTEMS LLC
10254	02/05/2026	\$489.55	SUPPLIES	2059	HASA INC
10255	02/05/2026	\$4,493.87	CONTRACT SERVICES	46870	HDL COREN & CONE
10256	02/05/2026	\$36,958.43	COPIER REPAIR/SERVICES	2793	IBE DIGITAL
10257	02/05/2026	\$16,818.40	CONTRACT SERVICES	3490	INTER-CON SECUIRTY SYSTEMS INC
10258	02/05/2026	\$5,070.00	CONTRACT SERVICES	4479	KAT CONSULTING SERVICES LLC
10259	02/05/2026	\$642.56	SUPPLIES	26670	LIFE-ASSIST INC
10260	02/05/2026	\$8,250.00	CONTRACT SERVICES	4931	LINCOLN CONCEPTS
10261	02/05/2026	\$30,269.50	CONTRACT SERVICES	3489	MARK THOMAS & COMPANY INC
10262	02/05/2026	\$126.00	CONTRACT SERVICES	53120	NATIONAL CONSTRUCTION RENTALS
10263	02/05/2026	\$697.38	SUPPLIES	56260	PRUDENTIAL OVERALL SUPPLY
10264	02/05/2026	\$10,131.39	ADVERTISING/PRINTING SERVICES	2594	THE SAUCE CREATIVE SERVICES CORP



City of Montebello
Register of Demands No. 1606
From Payment Date 01/30/26 - To Payment Date 02/05/26

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION		VENDOR NAME
10265	02/05/2026	\$4,004.35	SUPPLIES	2686	THE SHERWIN-WILLIAMS CO
10266	02/05/2026	\$148.41	SUPPLIES	31270	STARBOARD TACK SUPPLY INC
10267	02/05/2026	\$169.38	SUPPLIES	9470	W W GRAINGER INC DBA: GRAINGER
10268	02/05/2026	\$10.00	SUPPLIES	19070	WALTERS WHOLESALE ELECTRIC CO
10269	02/05/2026	\$3,872.30	SUPPLIES	3088	WAXIE SANITARY SUPPLY
10270	02/05/2026	\$1,300.00	CONTRACT SERVICES	71170	YOUNG ELECTRIC SIGN COMPANY
	ACH TOTAL	\$1,025,112.96			
609979	02/05/2026	\$2,250,000.00	PROP A EXCHANGE	36610	CITY OF PICO RIVERA
609980	02/05/2026	\$1,176.00	CONTRACT SERVICES	1287	ALTA LANGUAGE SERVICES INC
609981	02/05/2026	\$10,526.67	UTILITY SERVICES	39550	AT&T
609982	02/05/2026	\$3,211.98	CONTRACT SERVICES	16710	ATKINSON ANDELSON LOYA RUUD & ROMO
609983	02/05/2026	\$485.67	EDUCATION REIMBURSEMENT	5325	EVELYN BARCENAS
609984	02/05/2026	\$675.00	PERMITS AND FEES	28120	STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS
609985	02/05/2026	\$128.00	CONTRACT SERVICES	58240	STATE OF CALIFORNIA-DEPARTMENT OF JUSTICE
609986	02/05/2026	\$114.42	UTILITY SERVICES	47580	CALIFORNIA WATER SERVICE COMPANY
609987	02/05/2026	\$250.00	GENERAL GOVERNMENT	5329	ROBERT CARRILLO
609988	02/05/2026	\$27,000.00	CONTRACT SERVICES	4833	CENTER FOR TRANSPORTATION AND THE ENVIRONMENT INC
609989	02/05/2026	\$2,217.68	SUPPLIES	425	JOSEPH M SEPULVEDA
609990	02/05/2026	\$3,020.00	CONTRACT SERVICES	3204	COASTAL OCCUPATIONAL MEDICAL GROUP
609991	02/05/2026	\$11,572.88	MACHINERY & EQUIPMENTS	13360	DELL MARKETING LP
609992	02/05/2026	\$77.78	MAIL/ POSTAL EXPENSE	22400	FEDERAL EXPRESS CORPORATION
609993	02/05/2026	\$5,084.88	CONTRACT SERVICES	4252	FIRST ARRIVING IO INC
609994	02/05/2026	\$508.32	CONTRACT SERVICES	5256	FLOWATER, INC.
609995	02/05/2026	\$1,219.12	VEHICLE MAINTENANCE/EXPENSES	29160	FORD OF MONTEBELLO
609996	02/05/2026	\$3,730.47	UNIFORM EXPENSE	55650	GALLS LLC
609997	02/05/2026	\$250.00	GENERAL GOVERNMENT	5328	ARIANNA GOMEZ
609998	02/05/2026	\$2,245.00	SUPPLIES	5324	GROUP TICKETS AMERICA, LLC
609999	02/05/2026	\$4,783.08	CONTRACT SERVICES	48120	HINDERLITER DE LLAMAS & ASSOCIATES
610000	02/05/2026	\$3,961.40	VEHICLE MAINTENANCE/EXPENSES	30190	IB AUTO PARTS INC
610001	02/05/2026	\$15,000.00	CONTRACT SERVICES	3302	JACOB GREEN & ASSOCIATES INC
610002	02/05/2026	\$70.00	PARKS AND RECREATION	5332	GEORGINA KANELLOS
610003	02/05/2026	\$11,650.80	CONTRACT SERVICES	4485	KIMLEY-HORN AND ASSOCIATES INC
610004	02/05/2026	\$453.80	CONTRACT SERVICES	3035	LA COUNTY SHERIFF'S DEPARTMENT
610005	02/05/2026	\$275.00	EDUCATION REIMBURSEMENT	5326	DIEGO LUCAS



City of Montebello
Register of Demands No. 1606
From Payment Date 01/30/26 - To Payment Date 02/05/26

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION		VENDOR NAME
610006	02/05/2026	\$1,233.78	CONTRACT SERVICES	5305	MCGRATH RENTCORP AND SUBSIDIARIES
610007	02/05/2026	\$48,158.86	MACHINERY & EQUIPMENTS	4918	MES SERVICE COMPANY LLC
610008	02/05/2026	\$37,043.57	AFLAC OTHER	4336	METROPOLITAN LIFE INSURANCE COMPANY
610009	02/05/2026	\$12,403.66	UTILITY SERVICES	4760	MONTEBELLO LAND & WATER CO
610010	02/05/2026	\$700.00	GENERAL GOVERNMENT	5330	JORGE OROZCO MONTOYA
610011	02/05/2026	\$139.67	MISCELLANEOUS EXPENSE	5092	DANIEL MONTOYA
610012	02/05/2026	\$742.27	CONTRACT SERVICES	23460	MOTOROLA SOLUTIONS INC
610013	02/05/2026	\$560.00	VEHICLE MAINTENANCE/EXPENSES	26370	NAVARROS TOWING SERVICE
610014	02/05/2026	\$220.29	SUPPLIES	15620	OFFICE DEPOT INC
610015	02/05/2026	\$1,827.00	EDUCATION REIMBURSEMENT	4847	CHRISTOPHER ORLOWOSKY
610016	02/05/2026	\$1,825.00	CONTRACT SERVICES	1597	PACIFIC COAST ELEVATOR CORP DBA: AMTECH ELEVATOR SERVICES
610017	02/05/2026	\$1,076.52	MAIL/ POSTAL EXPENSE	697	QUADIENT FINANCE USA INC
610018	02/05/2026	\$1,200.00	CONTRACT SERVICES	3896	ROBERT J ORTIZ
610019	02/05/2026	\$1,600.00	MISCELLANEOUS EXPENSE	2285	RYAN SALDIVAR
610020	02/05/2026	\$2,384.37	UTILITY SERVICES	14730	SAN GABRIEL VALLEY WATER CO
610021	02/05/2026	\$501.21	MACHINERY & EQUIPMENTS	4349	SATELLITE INDUSTRIES INC
610022	02/05/2026	\$1,537.37	CONTRACT SERVICES	5186	SECURE-A-DOOR
610023	02/05/2026	\$125.00	GENERAL GOVERNMENT	5333	BIBIAN SERNA
610024	02/05/2026	\$486.11	VEHICLE MAINTENANCE/EXPENSES	54300	SHAK ENTERPRISES INC
610025	02/05/2026	\$64,405.65	UTILITY SERVICES	45630	SOUTHERN CALIFORNIA EDISON
610026	02/05/2026	\$1,600.00	TRAINING	29600	SOCAL PUBLIC LABOR RELATIONS COUNCIL
610027	02/05/2026	\$955.80	FRINGE BENEFITS	1990	STANDARD INSURANCE COMPANY
610028	02/05/2026	\$1,125.00	CONTRACT SERVICES	3206	THE COUNSELING TEAM INTERNATIONAL
610029	02/05/2026	\$6,895.34	FUEL	4844	THE JANKOVICH COMPANY LLC
610030	02/05/2026	\$1,907.00	CONTRACT SERVICES	5323	TRAUMA REMEDIATION SERVICES, LLC DBA STERI-CLEAN
610031	02/05/2026	\$210.00	MACHINERY & EQUIPMENTS	64140	TURNOUT MAINTENANCE COMPANY LLC
610032	02/05/2026	\$34,829.34	CONTRACT SERVICES	3406	UNIVERSAL PROTECTION SERVICES LP DBA ALLIED UNIVERSAL
610033	02/05/2026	\$154.00	GENERAL GOVERNMENT	5331	JUAN VALDEZ
610034	02/05/2026	\$218.00	GENERAL GOVERNMENT	4892	ROSALINDA VEGA
610035	02/05/2026	\$834.77	CONTRACT SERVICES	4003	VEOLIA WTS SERVICES USA, INC.
610036	02/05/2026	\$7,329.39	UTILITY SERVICES	23610	VERIZON WIRELESS
610037	02/05/2026	\$52.49	CONTRACT SERVICES	4593	VESTIS GROUP INC
610038	02/05/2026	\$73.00	CONTRACT SERVICES	3006	ASBURY ENVIRONMENTAL SERVICES
610039	02/05/2026	\$30,022.97	CONTRACT SERVICES	3731	YUNEX LLC
610040	02/05/2026	\$250.00	GENERAL GOVERNMENT	5293	SAMANTHA LOPEZ
610041	02/05/2026	<u>\$1,978.90</u>	VEHICLE MAINTENANCE/EXPENSES	51730	WESTRUX INTERNATIONAL INC



City of Montebello
Register of Demands No. 1606
From Payment Date 01/30/26 - To Payment Date 02/05/26

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR NAME
	CHECK TOTAL	\$2,626,294.28		
	GRAND TOTAL	\$3,651,407.24		



EXHIBIT

CITY OF MONTEBELLO FORECASTED AGENDA

NOTE: The attached exhibit is a draft version that is to be used for reference purposes only; agenda items, information, and dates are subject to change. The exhibit will be placed at the end of the Agenda Packet.



City Council Forecasted Agenda Calendar - March

March 11, 2026 - Regular City Council Meeting

Item #	Description	Session	Department	Presenter
	Citizen of the Month -	Presentation	Public Affairs	David S.
	Women's History Month	Presentation	Public Affairs	David S.
	Parks Restrooms - (Astro, PMC Plumbing, Herrera, Toilet Partitions Experts – 4/5th Vote) Contract Amendments	Consent	Public Works	Cesar Roldan
	West Coast Arborist – Urban Forest Management Plan	Consent	Public Works	Cesar Roldan
	Amtech - Amendment No. 2 to Agreement No. 4193	Consent	Public Works	Cesar Roldan
	Ladayu – Amendment No. 1 to Agreement No. 4249	Consent	Public Works	Cesar Roldan
	LARWQCB Trash TMDL WDRs Grant Rea Park	Consent	Public Works	Cesar Roldan
	Safe Clean Water, Annual Plan – Measure W	Consent	Public Works	Cesar Roldan
	Voltaire – Amendment No. 1 to Agreement No. 4372 (CP 924-2	Consent	Public Works	Cesar Roldan
	DDL Traffic, Inc. Contract	Consent	Public Works	Cesar Roldan
	Minutes	Consent.	Admin	Angelica P.
	Reso No. ____ Warrant Register	Consent.	Finance	Michael S.