CITY OF MONTEBELLO
CITY COUNCIL
REGULAR MEETING

WEDNESDAY, MAY 13, 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	**Angelica Palmeros**
Fire Chief	**Fernando Pelaez**
Police Chief	**Luis Lopez**
Director of City Clerk Services	**Kimberly Guillen**
Director of Finance	**Michael Solorza**
Director of Human Resources	**Ramon Figueroa**
Director of Planning/Community Development	**Joseph Palombi**
Director of Public Works	**Cesar Roldan**
Director of Recreation and Community Services	**David Sosnowski**
Director of Transportation	**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 immediately thereafter; if there is no Closed Session, Regular Session will begin at 6:00 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 LABOR NEGOTIATORS**
   Government Code Section 54957.6
   Agency Negotiators: Raul Alvarez
   Employee Group: Montebello Police Management Association

REGULAR SESSION - 7:00 P.M.

CLOSED SESSION REPORT

INVOCATION

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA - CITY MANAGER

CEREMONIAL ITEMS/PRESENTATIONS

2. **CITIZEN OF THE MONTH - LORRAINE RICHARDS**
3. **PROCLAMATION FOR ASIAN AMERICAN AND PACIFIC ISLANDER HERITAGE MONTH**
4. **PROCLAMATION FOR MENTAL HEALTH AWARENESS MONTH**
5. **PROCLAMATION FOR NATIONAL POPPY DAY**
6. **PROCLAMATION FOR NATIONAL MILITARY APPRECIATION MONTH**
7. **PROCLAMATION FOR NATIONAL PUBLIC WORKS WEEK**
8. **CERTIFICATE OF RECOGNITION FOR SCHURR HIGH SCHOOL GIRLS WATER POLO TEAM AND GIRLS BASKETBALL TEAM**

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

9. **PUBLIC HEARING TO ADOPT RESOLUTION NO. 26-31 APPROVING THE DRAFT FISCAL YEAR 2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") AND HOME INVESTMENT PARTNERSHIPS ("HOME") ANNUAL ACTION PLAN**

RECOMMENDATION: It is recommended that the City Council:

1. Conduct a Public Hearing to consider adopting Resolution No. 26-31 approving the draft Fiscal Year 2026-2027 Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) Annual Action Plan; and
2. Take such additional, related action that may be desirable.

10. **PUBLIC HEARING PURSUANT TO GOVERNMENT CODE SECTION 3502.3 CONCERNING VACANCIES AND RECRUITMENT AND RETENTION EFFORTS**

RECOMMENDATION: It is recommended that the City Council:

1. Conduct a public hearing and receive and file the report on the status of vacancies and recruitment and retention efforts in accordance with Government Code section 3502.3; and
2. Take such additional, related action that may be desirable.

REGULAR BUSINESS

11. SECOND READING AND ADOPTION 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 DEVELOPMENT, AND SITE PLAN REVIEW STANDARDS, AND DEMONSTRATING COMPLIANCE WITH STATE HOUSING LAW TO ACHIEVE ADEQUATE SITES FOR THE CITY'S 6TH CYCLE RHNA AND COSISTENCY WITH THE MONTEBELLO 2040 GENERAL PLAN

RECOMMENDATION: It is recommended that the City Council:

1. Waive second reading and adopt 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. Waive second reading and adopt 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. Waive second reading and adopt 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, and remove provisions that allow the combination of multiple discretionary entitlement approvals under a single application; and
4. Waive second reading and adopt 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) in accordance with State Housing Law; and
5. Find and determine that the proposed amendments to Title 17 of the MMC 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") (State Clearinghouse No.2023050665), certified on April 10, 2024, in compliance with the California Environmental Quality Act ("CEQA"), and
6. 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. PROCLAMATION FOR NATIONAL PET MONTH

RECOMMENDATION: It is recommended that the City Council:

1. Approve a Proclamation declaring May as National Pet Month in Montebello.

13. PROCLAMATION FOR NATIONAL BIKE MONTH

RECOMMENDATION: It is recommended that the City Council:

1. Approve a Proclamation declaring May as National Bike Month in Montebello.

14. APPROVE SUBMISSION OF AN APPLICATION FOR THE CALIFORNIA INTERAGENCY COUNCIL ON HOMELESSNESS (CAL ICH) ENCAMPMENT RESOLUTION FUNDING PROGRAM ROUND 5, ROLLING APPLICATION (ERF-5-R)

RECOMMENDATION: It is recommended that the City Council:

1. Approve submission of a grant proposal for the Notice of Funding Availability (NOFA) for the California Interagency Council on Homelessness (Cal ICH) Encampment Resolution Funding Program, Round 5, Rolling Application (ERF-5-R); and
2. Take such additional, related action that may be desirable.

15. AUTHORIZE AN INCREASE TO THE BLANKET PURCHASE ORDER WITH ADAMSON POLICE PRODUCTS

RECOMMENDATION: It is recommended that the City Council:

1. Authorize an increase to the existing blanket Purchase Order with Adamson Police Products in the amount of $7,000; and
2. Take such additional, related action that may be desirable.

16. AUTHORIZE EXECUTION OF A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY AND THE CITY OF MONTEBELLO TO IMPLEMENT THE HARBOR TOXIC POLLUTANTS TOTAL MAXIMUM DAILY LOAD PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Approve the Harbor Toxic Pollutants Total Maximum Daily Load Memorandum of Understanding between the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority and the City of Montebello; and
2. Authorize the City Manager to sign and execute the Memorandum of Understanding; and
3. Take such additional, related action that may be desirable.

17. ACCEPTANCE OF THE FABRICATION AND INSTALLATION OF FULL CAPTURE STORM DRAIN TRASH DEVICES ON LOS ANGELES COUNTY-OWNED CATCH BASINS (CP 931)

RECOMMENDATION: It is recommended that the City Council:

1. Accept the Fabrication and Installation of Full Capture Storm Drain Trash Devices on Los Angeles County Owned Catch Basins (CP 931) by United Storm Water, Inc; and
2. Approve the final contract amount with United Storm Water, Inc. for the construction of the project in the amount of $18,300 including change orders; and
3. Approve the Final Total Project Budget (Attachment A); and
4. Authorize the City Clerk to execute, verify and file the Notice of Completion (Attachment B) with the Los Angeles County Registrar-Recorder; and
5. Authorize the release of the retention payment of $915 due to United Storm Water, Inc. following the mandatory waiting period from the date the Notice of Completion (NOC) is recorded; and
6. Take such additional, related action that may be desirable.

18. APPROVE ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-11 FOR ON-CALL FENCE INSTALLATION, REPAIR AND REPLACEMENT SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-11 for on-call fence installation, repair, and replacement services; and
2. Take such additional, related action that may be desirable.

19. APPROVE ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-12 FOR ON-CALL PLUMBING SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-12 for on-call plumbing services; and
2. Take such additional, related action that may be desirable.

20. APPROVE ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-13 FOR ON-CALL ELECTRICAL MAINTENANCE AND REPAIR SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-13 for on-call electrical maintenance and repair services; and
2. Take such additional, related action that may be desirable.

21. APPROVE ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-14 FOR SECURITY AND FIRE ALARM MONITORING, MAINTENANCE, AND REPAIR SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-14 for citywide security and fire alarm monitoring, maintenance, and repair services for City facilities; and
2. Take such additional, related action that may be desirable.

22. AUTHORIZE APPLICATION FOR THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM FORMULA FUNDING FOR 2022, 2023 AND ADOPTING AN AMENDED PLHA PLAN

RECOMMENDATION: It is recommended that the City Council:

1. Authorize application to the California Department of Housing and Community Development (HCD) Permanent Local Housing Allocation (PLHA) Program Formula Funding to collect the City's remaining 2022 and 2023 ($479,680) allocations of the amended $1,803,584 five-year allocation; and
2. Approve Resolution No. 26-32 authorizing the application and amending the PLHA plan for the Permanent Local Housing Allocation Program; and,
3. Take such additional, related action that may be desirable.

23. APPROVAL OF MINUTES: APRIL 22, 2026, CITY COUNCIL MEETING

RECOMMENDATION: It is recommended that the City Council:

1. Approve said Minutes as is.

24. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 26-33 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED MAY 13, 2026

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-33 approving the Warrant Register dated May 13, 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.

- **Ric Alonzo, Councilmember**

- **Danielle Romero, Mayor Pro Tem**

- **Scarlet Peralta, Councilmember**

    1. **Requesting a formal City proclamation recognizing Arbor Day in April 2027 and onward.**
    2. **Requesting an update on the status of the Urban Forestry Management Plan and related tree planting efforts.**

- **Salvador Melendez, Councilmember**

- **Georgina Tamayo, Mayor**

CLOSED SESSION - CONTINUED

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on May 27, 2026, at 6:00 p.m.,** which can be live-streamed at https://www.montebelloca.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, May 10, 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 # 9

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: **PUBLIC HEARING TO ADOPT RESOLUTION NO. 26-31 APPROVING THE DRAFT FISCAL YEAR 2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") AND HOME INVESTMENT PARTNERSHIPS ("HOME") ANNUAL ACTION PLAN**

DATE: May 13, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Conduct a Public Hearing to consider adopting Resolution No. 26-31 approving the draft Fiscal Year 2026-2027 Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) Annual Action Plan; and
2. Take such additional, related action that may be desirable.

FISCAL IMPACT:

The U.S. Department of Housing and Urban Development (HUD) provides funding to the City of Montebello ("City") for Housing and Community Development Programs, specifically Community Development Block Grant (CDBG) funds and Home Investment Partnership (HOME)funds.

For Fiscal Year 2026-27, the City expects to receive approximately $612,467 in CDBG funds and approximately $300,521.60 in HOME funds. Additionally, approximately $366,992.94in HOME Program Income is available. Lastly, the following carryover amounts relate to HOME program funds: approximately $667,582.42, are available.

Total funding available for FY 2026-2027 per program (new funding plus carryover amounts):

CDBG Funds:	$ 612,467. 00
HOME Funds:	$ 1,335,097.96
TOTAL:	$ 1,947,564.96

There is no fiscal impact to the City's General Fund. Any unexpected CDBG/HOME funds from previous fiscal years will be reallocated through future funding cycles in accordance with applicable program guidelines.

BACKGROUND/DISCUSSION:

As required by HUD, the draft Annual Action Plan was duly published and publicly noticed in the San Gabriel Valley Tribune and made available for public review and comment on the City's website beginning April 13, 2026, through May 13, 2026, at the following link:

https://www.montebelloca.gov/departments/planning_community_development/housing_division

The City received 67 public comments via Survey Monkey in connection with the above-referenced public participation opportunity. The results of the survey can be found as an attachment to the draft Annual Action Plan for Fiscal Year 2026-2027.

ENVIRONMENTAL:

The California Environmental Quality Act (Section 2100, et. seq. of the California Public Resources Code, hereafter "CEQA") requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Fiscal Year 2026-27 CDBG and Home Investment Partnerships Annual Action Plan (collectively the "proposed Project") is a project under CEQA.

Staff has reviewed the proposed Project to determine the required level of review under CEQA and has determined that the proposed Project is exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that an activity is covered by the commonsense exemption that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activities in question may have a significant effect on the environment, the activities included in the proposed Project are not subject to CEQA review.

ANALYSIS:

The Annual Action Plan is submitted to HUD on an annual basis and identifies how the City plans to use the Federal money during the next fiscal year to meet the goals and

objectives approved by the City Council in the Five-Year Consolidated Plan.

Table 1 provides an approximate summary of available funding, separated by source. Table 2 provides details on the approximate amounts of each funding source and the specific program that will utilize the funding.

Table 1

CDBG FY 2026-2027	
$ 612,467	CDBG Allocation
$ 0.00	CDBG Carryover Amount
$ 0.00	CDBG Program Income
$ 612,467	CDBG Total Allocation
HOME FY 2026-2027	
$ 300,521.60	HOME Allocation
$ 667,582.42	HOME Carryover Funds
$ 366,993.94	HOME Program Income
$1,335,097.96	HOME Total Allocation

Table 2

Proposed Project Funding	Funding Source	Proposed FY 2026-2027
Housing Rights Center*	CDBG - Admin	$20,000.00
CDBG Program Administration	CDBG - Admin	$102,493.40
Heart of Compassion Food Distribution	CDBG	$55,000.00
Youth Employment Program	CDBG	$36,870.05
Hazmat/Fire Emergency Equipment (Fire Department)	CDBG	$54,000.00

Historic Preservation Rehab Project (Montebello Woman's Club)	CDBG	$204,103.55
Community Wellness Center Improvements (Adventist Health)	CDBG	$140,000.00
HOME Program Administration	HOME	$133,509.69
Housing Rehabilitation Grant Program	HOME	$500,000.00
CHDO Acquisition & New Construction	HOME	$701,587.27

*The $20,000 for the Housing Rights Center counts towards the 20% cap for allowed administrative expenses.

The total approximate CDBG Administrative allocation for FY 2026-27 is $122,493.40

The amounts reflect approved allocated funds for the CDBG and HOME programs published by HUD on April 3, 2026. The FY 2026-2027 Annual Action Plan is consistent with meeting HUD's national objectives: benefiting low-and moderate-income persons; eliminating blight; or meeting priority-designated activities.

SUMMARY:

Staff is recommending that the City Council conduct a Public Hearing to consider adopting Resolution No. 26-31 approving the draft Fiscal Year 2026-2027 Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) Annual Action Plan.

ATTACHMENT(S)

1. Attachment A- Proposed Resolution
2. Attachment B - Draft AAP 2026-2027
3. Attachment C - Proof of Publication

RESOLUTION NO. 26-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE TO SUBMIT TO HUD THE CITY'S FISCAL YEAR (FY) 2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS ANNUAL ACTION PLAN

RECITALS

WHEREAS, the City of Montebello ("City") has applied and received Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds from the Government of the United States under Title I of the Housing and Community Development Act of 1974; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) is the federal agency that promulgates regulations and oversees the administration of the CDBG and HOME program; and

WHEREAS, City staff published a public notice announcing the availability of the Fiscal Year (FY) 2026-2027 draft Annual Action Plan in the San Gabriel Valley Tribune on April 13, 2026, triggering a 30-day public comment period of the plan; and

WHEREAS, on May 13, 2026, the City Council of the City of Montebello ("City Council") held a duly noticed public hearing to consider adoption of the FY 2026-2027 draft Annual Action Plan.

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 incorporated herein by reference.

SECTION 2. The City Council approves and ratifies the FY 2026-2027 Annual Action Plan.

SECTION 3. The City Manager is hereby authorized to make all conforming modifications and edits and to execute all implementing documents required by HUD to receive and reallocate funding identified under the approved annual Action Plan.

SECTION 4. The City Manager is hereby authorized to enter into agreements with eligible sub-recipients.

SECTION 5. This Resolution shall take effect immediately upon its adoption by the City Council and the City Clerk shall certify to the passage and adoption of this resolution.

APPROVED AND ADOPTED THIS 13TH DAY OF MAY 2026.

_____
Georgina Tamayo, Mayor

ATTEST:

_____
Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

_____
Arnold M. Alvarez-Glasman, City Attorney

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

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No.26-31 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 13th day of May 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

MONTEBELLO

LOS ANGELES COUNTY

2026-2027 ANNUAL ACTION PLAN

DRAFT APRIL 13, 2026 -MAY 13, 2026

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

HOUSING DIVISION

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Montebello is identified as an entitlement jurisdiction and participates in the Community Development Block Grant (CDBG) Program. A variety of projects can be funded by this program, which is administered by the U.S. Department of Housing and Urban Development (HUD) with eligibility based on meeting the following national objectives: Benefiting low-and moderate-income persons; Eliminating slums and blight; or meeting particular community needs. Montebello also participates in the HOME Investment Partnership Program (HOME) which is also administered by HUD.

By the fiscal year 2026-2027, it is expected that HUD will allocate approximately $612,467 in CDBG entitlement funds and $300,521.60 in HOME entitlement funds to the City of Montebello.

In addition, the city has approximately $366,992.94 in HOME Program Income, approximately $667,582.42 in HOME carryover funds and $36,000 in the local repayment account.

According to the 2025-2029 Consolidated Plan, housing and community development efforts are set to tackle the identified priority needs and goals. For the fiscal year 2026-2027, the anticipated allocations for both programs are as follows:
CDBG: $612,467
HOME: $1,335,096.96

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Montebello stakeholders identified needs and priorities for community improvement as part of the Consolidated Plan, which is supported by federal grant funds and other available resources. In compliance with the City's HUD-approved Citizen Participation Plan, the city implemented a survey and public hearing to ensure maximum resident participation. A Consolidated Plan was developed using this process, which allowed Montebello residents an opportunity to influence the priorities.

As outlined in the 2025-2029 Consolidated Plan, the city will implement the Annual Action Plan for Fiscal Year 2026-2027 to address its priority needs and objectives. All CDBG funds and HOME funds will be

used to conduct these activities through the CDBG and HOME programs. In FY 2026-2027, the City proposes to achieve the following three (3) national objectives:

- Low- and moderate-income-benefitting activities
- Blight or slum prevention or elimination activities
- Priority-designated activities

Accordingly, the City established the following objectives to meet the needs identified in the Consolidated Plan:

- Increase affordable housing opportunities
- Provide decent and energy-efficient housing
- Increase the variety and accessibility of fair housing
- Providing essential public services
- Increase economic opportunities
- Increase the earning potential of LMI families
- Administration and planning

Low-moderate-income households benefit from a number of activities and programs developed by the City as part of its community development objectives.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Consolidated Annual Performance and Evaluation Reports (CAPERs) are developed each year during the City's annual planning process, detailing how the City met its needs and objectives established in the previous Annual Action Plan for 2025-2026. The City's most recent CAPER reports on the Consolidated Plan's first year.

Below is a summary of the City’s CDBG and HOME accomplishments for Fiscal year of 2025-2026:

- Assisted approximately 140 households by providing referrals, investigations, case management, and litigation services, as well as resolving landlord tenant disputes through various public service programs
- Assisted approximately 50 households by providing food and other essential goods.
- Assisted approximately 20 persons with job opportunities, career development and professional skills training for the youth of the City.

In accordance with the Consolidated Plan, the City and its partners are continuously working to attain the objectives.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

During the development of the FY 2026-2027 Annual Action Plan, the following citizen participation processes were implemented:

NOFA: Publication of a notice of available funding and request for applications on December 1, 2025, in the San Gabriel Valley Tribune and on the city website.

Community Outreach: Held a public participation meeting on December 17, 2025, to discuss community needs, funding applications, and potential allocations.

Public Hearing: A public hearing will be held at the City Council Meeting on May 13, 2026, to determine whether the Action Plan should be adopted. The hearing will be opened to agencies and organizations that serve low-moderate income persons and those with special needs. A public notice of the hearing was published in the San Gabriel Valley Tribune, displayed at City Hall in the Planning and Community Development Department, and posted online;

Proof of publication: A copy of each of the public hearings and outreach efforts will be found in the Appendix once the copies become available. Agencies and organizations serving low-moderate income families and those with disabilities were notified directly.

A 30-day public review: A 30-day public review will take place from April 13, 2026, to May 13, 2026. Public access to the draft Action Plan is available on the City's website and at City Hall (Planning and Community Department). Please feel free to request a copy in person, by phone, or by email. A sufficient amount of notice was provided in advance of all public hearings by city staff.

At least 30 days prior to a public hearing, newspapers of general circulation are published with advance notice, and translation services are always available to non-English speaking residents upon request. The City also ensured reasonable access to information and records related to the development of the Plan and to the expenditure of funds for programs funded by CDBG. The Planning and Community Development Department's Housing Division maintains the final Consolidated Plan, Annual Action Plans, amendments to the Plans, and annual performance reports for five years.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Any comments received will be identified in the Annual Action Plan prior to HUD submission.

6. Summary of comments or views not accepted and the reasons for not accepting them

Any comments received will be identified in the Annual Action Plan prior to HUD submission.

7. Summary

The Annual Action Plan was open for public review for 30 days, starting from April 13, 2026, until May 13, 2026. The City issued a notice in the local newspaper to inform the public that the Draft Action Plan was available for review. This notice contained details about the date, time, and location of the City Council public hearing, as well as the anticipated amount of HOME and CDBG assistance to be received throughout the duration of the plan. A public hearing was conducted by the City on May 13, 2026.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MONTEBELLO	Planning & Community Development Department
HOME Administrator	MONTEBELLO	Planning & Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

In addition to preparing required reports, implementing grant-funded programs, and administering grants, the Planning and Community Development Department (Housing Division) administers both CDBG and HOME programs. As needed, program consultants assist with the CDBG and HOME programs under the supervision of the Housing Manager in the Planning and Community Development Department.

Consolidated Plan Public Contact Information

City of Montebello Planning and Community Development Department

1600 West Beverly Blvd Montebello, CA 90640

Phone: (323)887-1200 Ext. 598

Attn: Joseph Palombi, Director of Planning & Community Development

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

In developing the 2026-2027 Annual Action Plan, Montebello consulted with important City divisions and departments such as Public Works, Fire Department's MCAP Team and Parks and Recreation. Additionally, several local public agencies were consulted during the development of the Consolidated Plan, including the Los Angeles County Development Authority. In the 30-day public review period between April 13, 2026, until May 13, 2026, copies of the Annual Action Plan will be available.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Among the agencies consulted by the City were local and regional social service agencies, the Los Angeles Homeless Services Authority (LAHSA), Montebello Community Assistance Program (MCAP), and Los Angeles County Development Authority (LACDA) in order to improve collaboration between public and assisted housing providers, private providers, and government agencies in mental health, health, and services. This consultation aimed to identify opportunities to improve the availability and accessibility of services and to gather data on the City's priority needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Montebello continues to be a part of Los Angeles Homeless Services Authority (LAHSA) Continuum of Care for Service Planning Area 7 (SPA7). Los Angeles County Homeless Services Authority (LAHSA) was established in December 1993 in order to coordinate Federal and local funding so as to provide services to homeless people throughout the county and city. Homeless people in Los Angeles County and City receive shelter, housing, and services from Los Angeles Homeless Services Authority, which coordinates and manages over $86 million in funds from the Federal, State, County, and City. LAHSA provides assistance to Montebello residents.

In our consultation efforts, staff connected with the Los Angeles County Development Authority, community-based organizations, and held telephone conferences throughout the year as needed and identified housing access needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City does not meet the threshold to receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Los Angeles County Development Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Information about LACDA's affordable housing resources was gathered in meetings and conversations, and LACDA was identified as an important partner in meeting the City's housing needs.
2	**Agency/Group/Organization**	Montebello Community Assistance Program (MCAP)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through several meetings and consultations. In addition to discussing homeless services available to the most vulnerable population, MCAP staff met with staff from the program management team and participated in the annual homeless count. Continuing coordination will determine the best use of funds for the city's homeless program.
3	**Agency/Group/Organization**	Heart of Compassion
	Agency/Group/Organization Type	Services-homeless Services- Food Insecurity
	What section of the Plan was addressed by Consultation?	Vital Public Service

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through the application process, program management staff participated in discussions with HOC staff to identify the best use of funds to help families and individuals in the City facing food insecurity.
4	**Agency/Group/Organization**	Youth Employment Program (YEP)
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Employment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through the application process, HUD program management staff participated in discussions with the Recreation and Community Services Department to identify the best use of funds to help LMI families in the City.
5	**Agency/Group/Organization**	Broadband Internet Providers
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Broadband Internet Service
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff connected with major internet providers in the area, including Spectrum and AT&T. As a result, Montebello residents, including those with low and moderate incomes, now have access to broadband services from these providers. Furthermore, the city reached out to the Federal Communications Commission for assistance. It is essential for low- and moderate-income families in Montebello to have access to affordable services from multiple providers. The households in Montebello require broadband connections and wiring to fully utilize these services. These major internet service providers will continue to offer broadband access plans at low and moderate costs for low- and moderate-income households.

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6	**Agency/Group/Organization**	Resilience Specific Agencies
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Resiliency Agencies
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The outcome of these consultations is that city staff are obtaining knowledge and resources to continue addressing climate resiliency in the City of Montebello. Among the experts consulted was the National Institute of Standards and Technology (NIST). NIST's six-step process for planning community resilience was followed by the City's Local Hazard Mitigation Plan. A recent hazard mitigation plan developed by the city evaluates and identifies the vulnerability of housing to natural hazards associated with climate change. Therefore, the city will continue to identify and assess any risks related to certain weather patterns. As designated in the Hazard Mitigation Plan, the city plans to continue to implement mitigation strategies in the event of earthquakes, wildfires, flooding, DAM failures, and droughts. In the event of a natural disaster, this plan will make the city more resilient. A consultation with the Federal Emergency Management Agency was also conducted. To reduce the risk of floods in the future, the City adopted local floodplain management regulations. The City participates in the National Flood Insurance Program (NFIP) as a participating community.

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Montebello consulted with various agencies serving the Montebello community. During the consultation process, no agency type was specifically excluded.

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Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority	Both address issues concerning homelessness and special needs housing.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

See Above.

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

In developing this Annual Action Plan, the City of Montebello followed its approved Citizen Participation Plan, which meets HUD's Federal requirements for citizen participation. The City of Montebello offered opportunities for participation and comment by the public and agencies for the city's Annual Action Plan. There was a public hearing on May 27, 2026 and 30-day review and comment period of the Annual Action Plan from April 27, 2026, until May 27, 2026. Montebello residents were provided details on how to submit comments and the period of when comments will be accepted. The goal of the city is to adhere to the HUD approved Citizen Participation Plan and to ensure that all Montebello residents have access to review the Annual Action Plan. The Citizen Participation Outreach procedures are identified in the following chart:

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	A newspaper advertisement was published on 12/01/2025 notifying interested parties of funding availability	No comments received.	No comments received.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	A newspaper advertisement was published on 04/13/2026 notifying interested parties of Public Hearing and Public Input.	Any comments received will be entered here.	Any comments received will be entered here.	
3	Internet Outreach	Non-targeted/broad community	Draft AAP was on city website for public review and comment.	Any comments received will be entered here.	Any comments received will be entered here.	
4	Public Meeting	Non-targeted/broad community	Public Hearing for adoption of AAP.	Any comments received will be entered here.	Any comments received will be entered here.	

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City expects to use the resources listed in Table 5 throughout FY 2026-2027 to achieve the goals outlined in the Consolidated Plan. The figures presented in this table represent estimated amounts for yearly allocations:

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	612,467.00	0.00	0.00	612,467.00	1,836,000.00	A HUD formula-based program that annually allocates funds for eligible housing and community development activities.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	300,521.60	366,992.94	667,582.42	1,335,096.96	900,000.00	A HUD formula-based program that annually allocates funds for eligible housing and community development activities.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

State and local funds will continue to be utilized to leverage federal entitlement funds, including, but not limited to:

1. The City General Fund (Affordable Housing Projects)
2. By offering Owner-Occupied Rehabilitation grants to low-to-moderate-income households, we will preserve the City's existing affordable housing stock.

Throughout the years, the City of Montebello supports low-to-moderate-income residents' housing needs through public services that

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achieve the goals, objectives, and policies of the ConPlan. As a result of other priorities and limited funding, the city will not be able to utilize CDBG funds for these activities this year. However, Montebello residents will still have access to public services through other means.

In order to maximize the impact of HOME funds, Homeowners in Montebello will have the opportunity to get grants to rehabilitate their homes through the new HOME Rehabilitation Grant Program.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

A property located in the City of Montebello is designated to offer affordable housing options to the residents of the City of Montebello (Multifamily rental new construction). This property, located at the intersection of 6th Street and Whittier Boulevard in Montebello, CA, is part of the downtown district. The affordable housing initiative will unfold in two phases. Phase one of the development commenced in 2023 and has been completed. Phase II has not yet begun.

Discussion

See Discussion Above.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2029	Affordable Housing	Citywide	Housing: Provide Decent Housing	HOME: $1,201,587.20	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Public Services	2025	2029	Public Services	Citywide	Public Service: Provide Vital Public Services	CDBG: $91,870.05	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Jobs created/retained: 20 Jobs
3	Economic Development	2025	2029	Economic Development	Citywide	Economic Development: Creating Eco. Opportunities	CDBG: $.00	Other: 0 Other
4	Public Facilities and Infrastructure Improvement	2025	2029	Public Facilities	Citywide	Public Facilities and Infrastructure Improvement	CDBG: $398,103.55	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted Other: 1 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Fair Housing	2025	2029	Fair Housing-Public Services	Citywide	Fair Housing: Expand fair housing choice/access	CDBG: $20,000.00	Public service activities for Low/Moderate Income Housing Benefit: 140 Households Assisted
6	Planning and Administration	2025	2029	Planning and Administration	Citywide	Planning and Administration	CDBG: $102,493.40	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Housing
	Goal Description	Increase affordable housing opportunities by allocating resources towards the development of new, affordable housing developments, enhancements to energy efficiency within existing homes, and/or programs aimed at rehabilitating homes for low and moderate-income families. Invest in housing initiatives that encompass programs designed to boost homeownership rates, improvements to housing for individuals with special needs, support for integrated housing solutions and plans, and the reduction of obstacles to accessing affordable housing. Also, for use of CHDO.
2	**Goal Name**	Public Services
	Goal Description	Provide assistance to the city's low- and moderate-income residents, along with individuals with special needs, aiming to support 100 individuals over five years through food distribution initiatives and youth employment programs.
3	**Goal Name**	Economic Development
	Goal Description	Address the economic development needs of persons with low to moderate incomes, as well as designated neighborhood target areas.

4	**Goal Name**	Public Facilities and Infrastructure Improvement
	Goal Description	Improve and Expand infrastructure and public facilities that benefit low-and-moderate-income neighborhoods and residents. Provide needed funding for fire facilities and fire equipment. Rehabilitation of Historic Preservation.
5	**Goal Name**	Fair Housing
	Goal Description	Enhance fair housing opportunities and access by encouraging equitable and unbiased housing options for everyone. Promote housing that is both accessible and practical for individuals with disabilities, while complying with the non-discrimination requirements set forth in the various Fair Housing laws. The goals and outcome categories will include Decent Housing, Availability, and Accessibility, aiming to support 700 individuals, which translates to 140 individuals each year.
6	**Goal Name**	Planning and Administration
	Goal Description	Support the management and planning efforts to develop housing and community development strategies and programs that target the needs specified in the Consolidated Plan. The focus of the objectives and outcomes will be on establishing a conducive living environment, guaranteeing availability and accessibility, with the overarching aim of efficiently managing the CDBG program in compliance with HUD regulations.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Montebello plans to implement the following activities (projects) in the 2026-2027 Fiscal Year to meet priority needs (Housing, Public Service, Public Facilities and Infrastructure Improvement, Fair Housing, and Planning and Administration) and objectives (Establishing a suitable living environment, Ensuring decent housing, or Fostering economic opportunities):

Projects

#	Project Name
1	CDBG: PLANNING AND ADMINISTRATION
2	CDBG: HEART OF COMPASSION
3	CDBG: HOUSING RIGHTS CENTER (P&A)
4	CDBG: YOUTH EMPLOYMENT PROGRAM
5	CDBG: FIRE DEPARTMENT HAZMAT AND EMERGENCY EQUIPMENT
6	CDBG: HISTORIC PRESERVATION- MONTEBELLO WOMAN'S CLUB
7	CDBG: AHWM MONTEBELLO COMMUNITY WELL-BEING CENTER RENOVATION
8	HOME: ADMINISTRATION
9	HOME: REHABILITATION GRANT PROGRAM
10	HOME: CHDO- ACQUISITION & NEW CONSTRUCTION

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Montebello focuses its funding on what is most needed, directing resources to tackle affordable housing, public services, and community development. It also recognizes the challenges in fulfilling the needs of underserved populations in its Consolidated Plan.

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AP-38 Project Summary

Project Summary Information

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1	**Project Name**	CDBG: PLANNING AND ADMINISTRATION
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: $102,493.40
	Description	The city will continue in delivering the planning and administrative services necessary for overseeing and executing the City's CDBG program. These funds will aid in the management of community development, housing, and economic development projects.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The City's management of the CDBG Grant will provide advantages to the whole community; nonetheless, the main recipients of each funded initiative will be residents with low to moderate incomes.
	Location Description	1600 W. Beverly Blvd. Montebello, CA 90640.
	Planned Activities	CDBG Program Planning and Administration.
2	**Project Name**	CDBG: HEART OF COMPASSION
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Service: Provide Vital Public Services
	Funding	CDBG: $55,000.00
	Description	Food distribution services for extremely low- and low-income households.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	100 households
	Location Description	600 S. Maple Ave. Montebello, CA 90640
	Planned Activities	Food Distribution to fight food insecurity for very-low and low income households.
3	**Project Name**	CDBG: HOUSING RIGHTS CENTER (P&A)
	Target Area	Citywide

	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: $20,000.00
	Description	The city will continue to offer the planning and administrative services necessary for managing and operating the City's CDBG program. These funds will support the management of community development, housing, and economic development initiatives.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	140 households assisted. Two housing rights workshops are provided annually.
	Location Description	3255 Wilshire Blvd. Los Angeles, CA
	Planned Activities	Community Development Block Grant (CDBG) funds will be allocated to deliver fair housing services to residents with the aim of preventing discrimination. These services will include referrals, investigations, case management, litigation support, and the resolution of landlord-tenant disputes.
4	**Project Name**	CDBG: YOUTH EMPLOYMENT PROGRAM
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Service: Provide Vital Public Services
	Funding	CDBG: $36,870.05
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Provide Job training for 8 low-income youth.
	Location Description	1600 W. Beverly Blvd, Montebello
	Planned Activities	A Job Training opportunity will be provided to low-income youth.
5	**Project Name**	CDBG: FIRE DEPARTMENT HAZMAT AND EMERGENCY EQUIPMENT
	Target Area	Citywide

	Goals Supported	Public Facilities and Infrastructure Improvement
	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: $54,000.00
	Description	Specialized HazMat and EMS Equipment for emergency response, including identification, containment, decontamination, and medical support.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Citywide Benefit
	Location Description	Fire Station 56 located at 1166 S Greenwood Ave, Montebello, CA 90640
	Planned Activities	
6	**Project Name**	CDBG: HISTORIC PRESERVATION- MONTEBELLO WOMAN'S CLUB
	Target Area	Citywide
	Goals Supported	Public Facilities and Infrastructure Improvement
	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: $204,103.55
	Description	The preservation and restoration of a privately owned property that is a non-profit. Funds are for rehabilitating, restoring or preserving the property.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Citywide
	Location Description	201 S. Park Avenue. Montebello, CA 90640
	Planned Activities	Historic Preservation- Rehabilitating, restoring or preserving property.
7	**Project Name**	CDBG: AHWM MONTEBELLO COMMUNITY WELL-BEING CENTER RENOVATION
	Target Area	Citywide
	Goals Supported	Public Facilities and Infrastructure Improvement

	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: $140,000.00
	Description	Rehabilitation of health Facility for Community Hospital.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Citywide
	Location Description	309 W. Beverly Blvd. Montebello, CA 90640
	Planned Activities	Installation of a garden, shading, signage, security fencing and ADA-compliant walkways.
8	**Project Name**	HOME: ADMINISTRATION
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: $133,509.69
	Description	Planning and Administrative services required to manage and operate the City's HOME program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Citywide
	Location Description	1600 West Beverly Blvd. Montebello, CA 90640
	Planned Activities	Planning and Administration
9	**Project Name**	HOME: REHABILITATION GRANT PROGRAM
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Housing: Provide Decent Housing
	Funding	HOME: $500,000.00
	Description	HOME Rehabilitation Grant Program
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	10 low and moderate households
	Location Description	Citywide
	Planned Activities	Home Rehabilitaiton for Eligible repairs.
10	**Project Name**	HOME: CHDO- ACQUISITION & NEW CONSTRUCTION
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Housing: Provide Decent Housing
	Funding	HOME: $701,587.27
	Description	Acquisition/Rehabilitation of property for low-income housing by CHDO.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Future Projects
	Location Description	1600 West Beverly Blvd. Montebello, CA 90640
	Planned Activities	Planning and Administration

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The city intends to dedicate 100 percent of its entitlement funds to eligible areas, especially those with significant populations of low- and moderate-income residents and minorities. The neighborhoods in the city that are classified as low- and moderate-income, which make up most of its residential zones, are the only places where HUD funds can be allocated for various activities. Montebello has a total of 38 census tracts, with 29 of them identified as LMI. CDBG programs that target particular clientele will also provide advantages to other regions of the city. For example, if an individual or household qualifies under the program's eligibility requirements, they will have access to a federally funded initiative. Eligibility is generally assessed based on the household's income and size.

Funds from a CDBG program will be applied in accordance with its defined criteria. Furthermore, the management of programs for eligible beneficiaries will encompass the city-wide provision of public services and fair housing initiatives.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100
Qualified Census Tracts	0

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City generally allocates funds throughout designated target areas. Annually, the city prioritizes the use of its CDBG and HOME funding for extensive housing and community development programs, which include housing, public services, and fair housing opportunities. Programs classified as public services and directed towards special needs populations are offered on a citywide basis and/or in partnership with current facilities or services where resources can be efficiently coordinated.

Discussion

See Discussion Above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In Fiscal Year 2026-2027, the City of Montebello plans to offer affordable housing by engaging in activities such as the construction of new units and the renovation of existing ones, utilizing funds from the HOME Investment Partnership Program. CDBG funds will not be used for affordable housing; instead, they will be allocated to priority public service initiatives. City staff will continue promoting the HOME Rehabilitation Grant Program for qualifying households within the city. The Non-Homeless and Special needs populations receive support through public service partners funded by CDBG resources.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	50
Special-Needs	50
Total	100

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	51
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	54

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Montebello will continue to promote and market the ongoing availability of the HOME Rehabilitation Grant Program, which will provide new funding opportunities to eligible property owners for enhancing the City's rental housing stock that needs rehabilitation. This initiative aims to ensure safe, appropriate, and sanitary living conditions for low and moderate income families.

Additionally, the City is committed to preserving existing affordable housing by offering technical assistance to property owners. To promote the expansion of affordable housing options, the city will implement the State's density bonus legislation, allowing for density bonuses ranging from 35% to 50%.

Some of the funding for HOME activities in the city comes from the previous fiscal year. Traditionally, the HOME Program has offered loans for residential rehabilitation; however, this fiscal year, the city will

continue to offer a grant program for residential rehabilitation instead. Moreover, the city allocates funds for the construction and acquisition of affordable housing units. In line with HUD regulations and the HOME Final Program Rule, grantees are required to dedicate at least 15% of their funds for projects and activities carried out by Community Housing Development Organizations (CHDOs). This year, the City has allocated more than 15% of HOME funds specifically for the construction or acquisition of affordable housing in Montebello.

Historically, the City has used HOME funds to support the creation of affordable housing, and these funds will continue to be accessible as grants for owner-occupied single-family homes. To promote affordable homeownership, the City is required to comply with the HOME affordable homeownership limits set by HUD. Furthermore, projects financed by HOME must ensure that properties, after rehabilitation, do not surpass 95% of the median purchase price in the area. As per the HOME Final Rule, the pricing for owner-occupied single-family homes can be established in one of two ways:

1. HUD will set limits for affordable housing at 95% of the area's median purchase price; OR
2. A local market survey will be performed to determine the 95% limit on the median purchase price.

The City Staff has carried out it's annual local market survey utilizing HDL data. The City Staff will present its latest HOME Homeownership Property Value Limit Survey findings to HUD for approval. If HUD grants approval, the HOME Homeownership Property Value Limit for the City of Montebello will continue to be $831,250.

AP-60 Public Housing – 91.220(h)

Introduction

While the City of Montebello does not own or oversee any public housing, it works in partnership with the Los Angeles County Housing Authority and various local non-profit organizations to facilitate access to affordable housing and the programs offered within the City.

Actions planned during the next year to address the needs to public housing

The City of Montebello will continue to conduct outreach efforts throughout the upcoming year to assess the needs related to public housing and determine the priority level by implementing surveys and hosting community meetings, thus enabling public participation. The results from these evaluations will be used to develop strategies for the City's Consolidated Plan. Additionally, the City upholds a strong collaboration with the Los Angeles County Development Authority (LACDA), which supports low-income families through initiatives like rental assistance and Section 8 housing vouchers.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Although the City does not own or oversee any public housing, it does offer resources to educate and inform its residents. The Los Angeles County Development Authority (LACDA) provides a Family Self-Sufficiency Program aimed at promoting homeownership opportunities for the city's residents. Additionally, the city of Montebello actively motivates its residents to become more involved in management and participate in homeownership initiatives by granting access to information about available homeownership resources. Moreover, the Housing Rights Center organizes workshops for Montebello residents that focus on landlord-tenant rights, fair housing regulations, and the identification of unlawful housing practices.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

LACDA has not been classified as a troubled Public Housing Authority (PHA).

Discussion

See Discussion Above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City is committed to reducing and ultimately eradicating homelessness in the upcoming year by continuing to offer limited resources to those facing homelessness. However, this fiscal year, the City will not be able to allocate funds for public services aimed at the homeless and individuals with special needs, as resources will be redirected to meet other priority needs using Community Development Block Grant (CDBG) funds. Nevertheless, city staff will continue to support the homeless population by directing them to local organizations that provide essential services, including shelters, supportive services, and transitional housing. It is important to note that CDBG funds are not designated for these limited resources. The city remains devoted to making substantial efforts to provide resources and support to the homeless community, despite the absence of funding through the CDBG program. Furthermore, the city will keep looking for homeless organizations that might qualify for future CDBG funding to further assist the homeless population within the City. Below are the services available, which, although not funded through CDBG resources, are still accessible within the City:

1. Homeless Shelters:

Various nonprofit organizations offer shelter and services for the homeless in the city, contributing to the region's efforts to accommodate its homeless population. To support individuals experiencing homelessness, the City has established the Montebello Community Assistance Program (MCAP), which provides emergency motels and food vouchers. Furthermore, the city is involved in the Los Angeles County Continuum of Care Community Forum, a collaborative initiative aimed at identifying the needs and gaps in housing and services for the homeless in the region.

2. Supportive and Transitional Housing:

The Los Angeles County Development Authority (LACDA) provides programs designed to create supportive and transitional housing options for the youth in Montebello, aiming to help them attain independence. Additionally, LACDA has established affordable housing units to bolster this initiative.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City has initiated homeless outreach programs to help the homeless population find temporary shelter and obtain permanent housing. Furthermore, Montebello collaborates with local providers to tackle and alleviate homelessness.

Los Angeles County is segmented into eight Service Planning Areas (SPAs), numbered from 1 to 8. This

segmentation allows the Department of Public Health to more efficiently identify and monitor the needs of each area. The Montebello region falls within SPA 7.

The LA Continuum of Care organizes an annual Housing Inventory Count (HIC), which acts as a detailed inventory of service projects and a record of service usage. This count encompasses individuals facing homelessness—such as those living in emergency shelters, transitional housing, and safe havens—as well as those who have previously been homeless but have since found permanent housing. At present, the city of Montebello has 30 beds available at the Tiny Homes Village specifically for individuals experiencing homelessness.

As per the 2025 Homeless Count Raw Data Totals report released in January 2026, there are 91 individuals recognized as homeless in Montebello. This report is issued by LAHSA. The City is included in Service Planning Area (SPA) 7, which offers a variety of resources and opportunities designed to assist the homeless population. SPA 7 provides several targeted programs for various segments of the homeless community. LAHSA is working to provide the 2026 Homeless count during the summer of 2026.

As detailed in the program outlined below, individuals experiencing homelessness participate in an evaluation of their personal needs via the Coordinated Entry System (CES). This system facilitates collaboration among regional providers to secure housing for those who are chronically homeless. An assessment tool is employed to identify the most appropriate housing solutions tailored to each individual's specific requirements. Additionally, the CES organizes resources from various county and federal agencies, such as the Department of Mental Health, the Department of Health Services, the Department of Housing, and the Department of Veterans Affairs.

Addressing the emergency shelter and transitional housing needs of homeless persons

A wide variety of housing options for those facing homelessness is provided in SPA 7, including emergency shelters, transitional housing, and permanent supportive housing.

A detailed list of housing resources in SPA 7 is available on the LAHSA website.

The City of Montebello, in collaboration with agencies in SPA 7, emphasizes the importance of emergency shelter services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As part of the City's initiative to aid homeless individuals, there is a specific focus on supporting chronically homeless individuals and families, families with children, veterans and their families, as well as unaccompanied youth. These groups are encouraged to move towards permanent housing and independent living. The primary objective is to decrease homelessness among individuals and families, enhance access to affordable housing units for those facing homelessness, and prevent a return to homelessness after individuals and families have recently experienced it.

The Homeless Family Solutions System functions as a network of service providers for homeless families, addressing the needs of those families or individuals at immediate risk of losing their homes. By collaborating with partner organizations, this system assists families in creating housing and service plans.

The First 5 LA Supportive Housing Program provides needs-based support to families with children from birth to age five who are either homeless or at risk of homelessness. Many of these families have had prior interactions with the County Department of Children and Family Services or are currently engaged with it.

The Supportive Services for Veteran Families (SSVF) program is focused on re-housing homeless veterans and preventing homelessness among those at imminent risk due to housing crises. This initiative seeks to achieve housing stability through targeted, short-term interventions. By adopting a housing-first approach, the SSVF helps veterans and their families find and maintain permanent rental housing without preconditions, while also providing access to services that support their efforts to stay housed.

The HUD-VASH Vouchers program, overseen by the U.S. Department of Veterans Affairs, offers case management and clinical services in conjunction with Housing Choice Vouchers for veterans experiencing homelessness. Those enrolled in this program can utilize these services at Veterans Affairs medical centers and through community outreach clinics.

For unaccompanied youth, there are several programs available, such as the Family Crisis Center, Hathaway-Sycamores: Independent Living Program, and Richstone Family Center: Transitional Housing Program, all designed to address the specific needs of this group.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Entities and organizations involved in the discharge process from institutions and care systems include

the Los Angeles County Department of Children and Family Services, the Los Angeles County Department of Health Services, the Los Angeles County Department of Mental Health, and the Los Angeles County Sheriff's Department (LASD).

Each of these entities operates under state or county regulations that require effective discharge planning, along with a specific transition plan designed to prevent homelessness among individuals and families.

Additionally, the City of Montebello offers an outreach initiative for homeless individuals called the Montebello Community Assistance Program (MCAP). This program is intended to assist the homeless population within the City by providing emergency motel vouchers, food, hygiene kits, and help in accessing social services and permanent housing. However, it is important to note that a Community Development Block Grant (CDBG) will not be provided to MCAP for the current fiscal year.

Discussion

Programs like those mentioned earlier, which serve the needs of individuals facing homelessness and particular subgroups within this population, demonstrate that tackling homelessness is a complex issue that requires collaboration among different agencies, departments, and nonprofit community service organizations. A cooperative network of these organizations can provide housing and supportive services, enhancing the limited Community Development Block Grant (CDBG) funds accessible to the City.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Montebello encounters numerous obstacles in the development, upkeep, and accessibility of affordable housing. These obstacles consist of regulatory limitations, market dynamics, financial constraints, and community resistance. The difficulties, as highlighted in recent reports and analyses, encompass the following:

- Significant demand for affordable housing and/or homebuyer assistance (Housing)
- Essential rehabilitation of owner/renter housing (Safe, decent, affordable housing and energy efficient)
- Advancing fair housing awareness
- Urgent need for public services (employment training, homelessness support, elderly care, crime prevention, park and recreation programs, etc.)
- Critical economic development (Commercial Facade, Workforce Development, etc.)
- Necessary improvements to public facilities and infrastructure (Street Improvements and Additional Street Lighting)
- Requirement for the removal of slum and blight (Graffiti Removal)
- Restrictions due to land use and zoning regulations
- Elevated costs associated with land and construction
- Limited funding availability for housing development
- Resistance to affordable housing initiatives
- Constraints related to infrastructure and the environment
- Economic challenges and wage disparities.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

A thorough review and analysis of pertinent data were crucial in determining the objectives of the plan and the corresponding actions. Collaboration with different agencies, community outreach efforts, and detailed data analysis were key elements of this process.

Several objectives and actions have been outlined to promote the progress of fair housing and affordable housing initiatives. To offer clearer direction to City staff, the Council, and partner agencies, suggestions and recommended actions were recorded as part of the engagement process.

The goals set to mitigate the negative effects of obstacles to affordable housing are as follows:

- Enhance access to funding options like the HOME Investment Partnership Program (HOME) Funds
- Broaden opportunities for affordable housing
- Conduct Community Outreach to increase awareness of fair housing laws related to affordable housing
- Allocate CDBG Funds towards Public Services, Economic Development Projects, and Public Facilities Improvement Projects
- Encourage job training initiatives and workforce development to boost earning potential
- Locate publicly owned land suitable for affordable housing projects
- Execute updates to zoning codes to permit greater density and mixed-use development

In the 2026-2027 Annual Action Plan, the initiatives and programs designed to reduce barriers to affordable housing include:

- Acquisition for Affordable Housing
- Housing Rehabilitation Grants
- Fair Housing (HRC)

To remove or improve the barriers to affordable housing, the city has embraced the following objectives as detailed in the approved 2021-2029 Housing Element:

- Preserve and enhance the quality of the current affordable housing inventory.
- Recognize and address housing needs, including housing goals, policies, and programs.
- Identify and tackle constraints related to housing maintenance, improvement, and development.
- Foster equal housing opportunities for all residents.

Long-term planning documents, such as the General Plan, set forth long-range goals and policies that will shape the City over the next twenty years. By developing these policies, we can promote local and regional objectives, especially those related to housing accessibility and affordability, while ensuring adherence to state and regional housing regulations.

Discussion:

See Discussion Above.

AP-85 Other Actions – 91.220(k)

Introduction:

Insufficient funding presents a major obstacle in addressing the needs of low-income residents.

In addition, nonprofit service providers have faced financial limitations stemming from economic difficulties and cuts in grant funding.

Actions planned to address obstacles to meeting underserved needs

The City of Montebello acknowledges the challenges faced by special needs populations, especially those stemming from low income and distinct situations. These difficulties greatly increase the likelihood of homelessness among these individuals. Therefore, providing supportive services and housing is considered crucial for those with special needs. In line with its dedication to assisting these groups, the city emphasizes both supportive resources and services. Additionally, significant attention is given to support services within the Continuum of Care framework. The city also partners with the Housing Rights Center, which provides housing resources to Montebello residents. For the current Fiscal Year, funding for the Housing Rights Center will be obtained from Community Development Block Grant (CDBG) funds.

Actions planned to foster and maintain affordable housing

As part of its initiative supported by the HOME Investment Partnership Program (HOME), the City is committed to preserving its stock of affordable housing through the HOME Rehabilitation Grant Program and the Section 8 Housing Voucher program. A mix of both Federal and non-Federal funding will be utilized to maintain current affordable housing units while also creating new affordable housing opportunities. The City seeks to implement clear and specific development standards that are in line with the vision set forth in the General Plan, thus enabling predictable results during the development review process. To ensure compliance with State housing regulations, it is essential to review and revise the existing housing regulations related to accessory dwelling units (ADUs), mixed-use developments, transitional and supportive housing, single-room occupancy (SRO) units, and emergency shelters.

Actions planned to reduce lead-based paint hazards

HOME's Rehabilitation Grant Program must adhere to the Lead Safe Housing Regulation 24 CFR Part 35, which has been in effect since September 15, 2000, along with the HUD transition assistance policy that became effective on September 20, 2000. Certified lead-based paint inspectors and risk assessors from the State of California will be engaged to conduct lead paint testing and perform risk assessments as necessary. Contractors specializing in lead paint abatement will be employed to eliminate and/or manage lead paint.

Actions planned to reduce the number of poverty-level families

In its continuous commitment to broaden economic opportunities for all members of the community, the City of Montebello is actively implementing programs aimed at assisting individuals who are facing difficult situations. As part of its strategic framework, the City has prioritized the creation of job opportunities for residents with low to moderate incomes through a variety of initiatives, including youth employment programs, capital improvement projects, and a consideration of the utilization of new Section 108 loan funds.

Additionally, the County's rental assistance program, housing enhancement initiatives, and funding for affordable housing development have successfully contributed to providing resources for the homeless and enhancing living conditions for low-income families and seniors.

Individuals living at or below the poverty line often encounter a multitude of challenges, such as limited access to higher education, a lack of marketable skills, high rates of unemployment or underemployment, insufficient affordable childcare, inadequate transportation options, and a scarcity of affordable housing. To effectively reduce poverty rates, it is essential to address these issues. Although the City does not have jurisdiction over many of these matters, it consistently provides referrals and resources for those in poverty. Additionally, information regarding public service agencies and resources for the homeless is easily accessible, along with connections to various social service organizations. The City also actively partners with nonprofit organizations, private developers, and government entities that are dedicated to offering affordable housing and economic opportunities for low- and moderate-income residents.

Actions planned to develop institutional structure

The management of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds designated for the city is overseen by the Planning and Community Development Department, specifically the Housing Division in collaboration with the Finance Department. To successfully execute affordable housing projects and work alongside seniors, at-risk youth, and various community development efforts, the city partners with numerous governmental departments and agencies, as well as for-profit developers and nonprofit organizations.

- The responsibilities of the City's Planning and Community Development Department directly influence and facilitate housing development.
- The Public Works Department is responsible for the design, construction, maintenance, and operation of public facilities, along with managing infrastructure projects.
- The Los Angeles County Development Authority (LACDA) manages the HUD Section 8 Housing Choice Voucher Program and public housing, thus providing the city's low-income residents with access to publicly assisted rental housing.
- Housing developers are essential collaborators in the creation of both market-rate and

affordable housing. Due to the high land costs in the city, private developers frequently need government or other subsidies to build affordable housing units.

The City's General Plan outlines clear and specific development standards designed to produce predictable results and improve the efficiency of the development approval process, in line with the broader vision set forth in the General Plan. In accordance with state housing laws, the General Plan is regularly updated to reflect regulations concerning Accessory Dwelling Units (ADUs), mixed-use developments, transitional and supportive housing, single-room occupancy (SRO) facilities, emergency shelters, and zoning standards.

Additionally, the HOME program acts as an essential funding source for affordable housing projects, while also covering related administrative expenses.

Actions planned to enhance coordination between public and private housing and social service agencies

The Planning and Community Development Department, specifically the Housing Division, oversees and coordinates these activities on behalf of the city. In collaboration with other City departments and the community, the Department creates programs and initiatives aimed at assisting low- and moderate-income neighborhoods in Montebello. The management of these program activities encompasses public and social service initiatives, housing, infrastructure enhancements, and economic development. The City collaborates with public agencies, for-profit enterprises, and non-profit organizations to deliver programming and services.

To address the needs of the homeless population, the Montebello Fire Department aids the homeless community through the Montebello Community Assistance Program (MCAP). It is important to note that Public Service Community Development Block Grant (CDBG) funds will not be designated for MCAP in the current fiscal year. In line with its commitment to enhancing community service, MCAP will continue its partnerships with both private and public social service organizations.

Discussion:

See Discussion Above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The information provided below will detail any program income that has been received, along with other specified amounts. All funds will be allocated to activities that support individuals with low and moderate income.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   The City of Montebello will not accept any investment forms outside those outlined in Section 92.205. Qualified homeowners may apply for a grant aimed at property rehabilitation through the HOME Rehabilitation Program. If the title is transferred, the property is refinanced, or it is sold prior to fulfilling all grant conditions, the grant becomes due and payable. To be eligible for rehabilitation assistance, the property must adhere to specific housing standards and be owner-occupied. Applicants need to have a household income of at least 80% of the area median income to qualify. Pre-qualification for this program should be sought from the Housing Division of the Planning and Community Development Department. Once the pre-qualification criteria are satisfied, the Housing Division will move forward with the qualification process. To be eligible for the program, an application must be filled out.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   As part of the HOME Program, the City will continue to uphold the resale provisions that apply to existing loans. In line with the HOME resale provisions, the City is required to ensure that when a HOME-assisted homebuyer sells their property, whether voluntarily or involuntarily, during the affordability period, the following criteria are satisfied:

   (1) the property must be sold to another low-income homebuyer who plans to use it as their primary residence;

   (2) the original homebuyer is entitled to a fair return on their investment, which encompasses their down payment and any enhancements made to the property; and

   (3) the sale price must remain affordable for a reasonable range of low-income buyers. These resale provisions are applicable when the City provides HOME assistance solely for the development of the unit, without using HOME funds to lower the purchase price from fair market value to an affordable level.

   Throughout the initial purchase and during resale, the City will determine the homebuyer's fair return on investment using an objective standard or index that is publicly available and easily measurable. The Fair Return on Investment is calculated as a percentage that reflects changes in median sales prices over the ownership period, along with changes in area median income and the Consumer Price Index during that same period. In cases of depreciation, losses on investments may be considered a fair return in depressed and declining markets. However, returns for homebuyers

that are tied to the purchasing power of a specific family or defined group of low-income homebuyers will not be regarded as fair returns and will not be accepted.

In the context of a resale provision, the original investment made by the buyer, along with certain upgrades or enhancements that improve the property, will be included in the calculation of fair return. Generally, the replacement of worn or outdated components, such as appliances or carpeting, will not be considered an improvement that adds value.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   In line with the agreement, the City will include a provision that outlines its strategy for maintaining housing affordability for low-income buyers, particularly in cases where the resale price needed to achieve a fair return is out of reach for future buyers.

   The assumption of affordability will aid the City in meeting HOME resale obligations without the need for specific enforcement actions. To evaluate affordability, the City will conduct a thorough market analysis covering a select number of adjacent neighborhoods that possess similar demographics, housing markets, and economic conditions.

   An analysis of housing data will help determine if current home values are affordable and whether they will continue to be so throughout the average specified period of affordability.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   At present, the City does not plan to refinance the current debt linked to multifamily housing that has been restored using HOME funds. The City consults the HOME Policies and Procedures Manual to ensure compliance with the stipulations of the HOME Program.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

   Not Applicable.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   Not Applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

   Not Applicable.

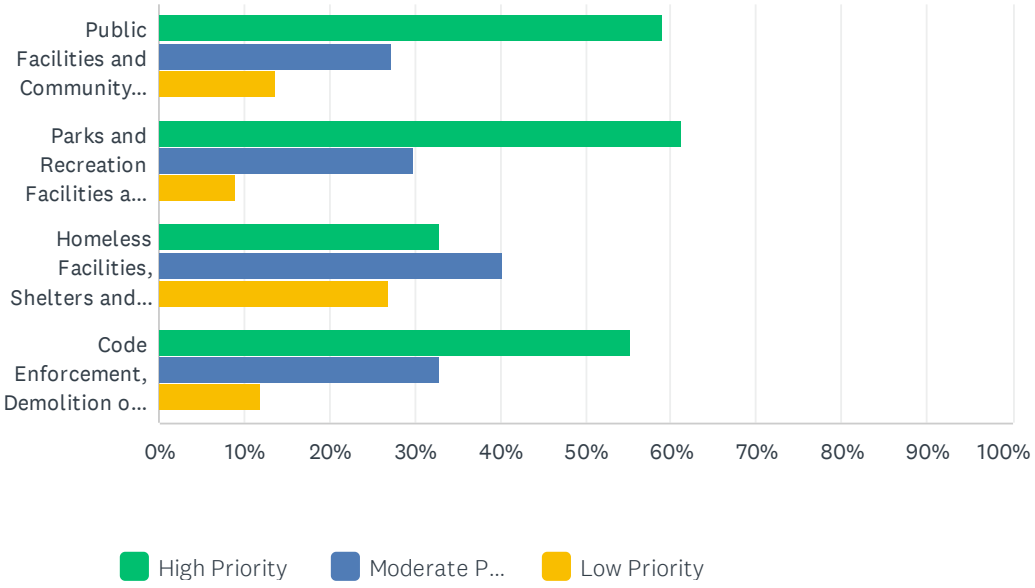
See Discussion Above.

2026 ANNUAL ACTION PLAN - COMMUNITY NEEDS SURVEY RESULTS SUMMARY

Q1 Public Facilities, Public services

Answered: 67 Skipped: 1

Please rank the following community needs by priority as High, Moderate and Low

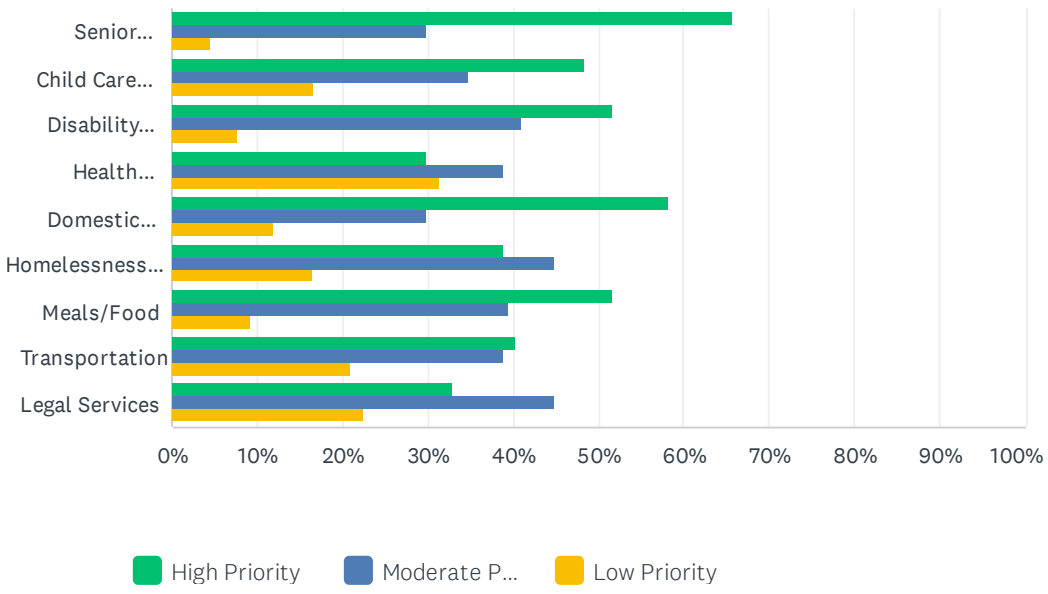


Please rank the following community needs by priority as High, Moderate and Low				
	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL
Public Facilities and Community Facilities and City Services	59.09% 39	27.27% 18	13.64% 9	66
Parks and Recreation Facilities and Programs	61.19% 41	29.85% 20	8.96% 6	67
Homeless Facilities, Shelters and Services	32.84% 22	40.30% 27	26.87% 18	67
Code Enforcement, Demolition of substandard structures / removal of slum and blight	55.22% 37	32.84% 22	11.94% 8	67

Q2 Community Service Priority

Answered: 67 Skipped: 1

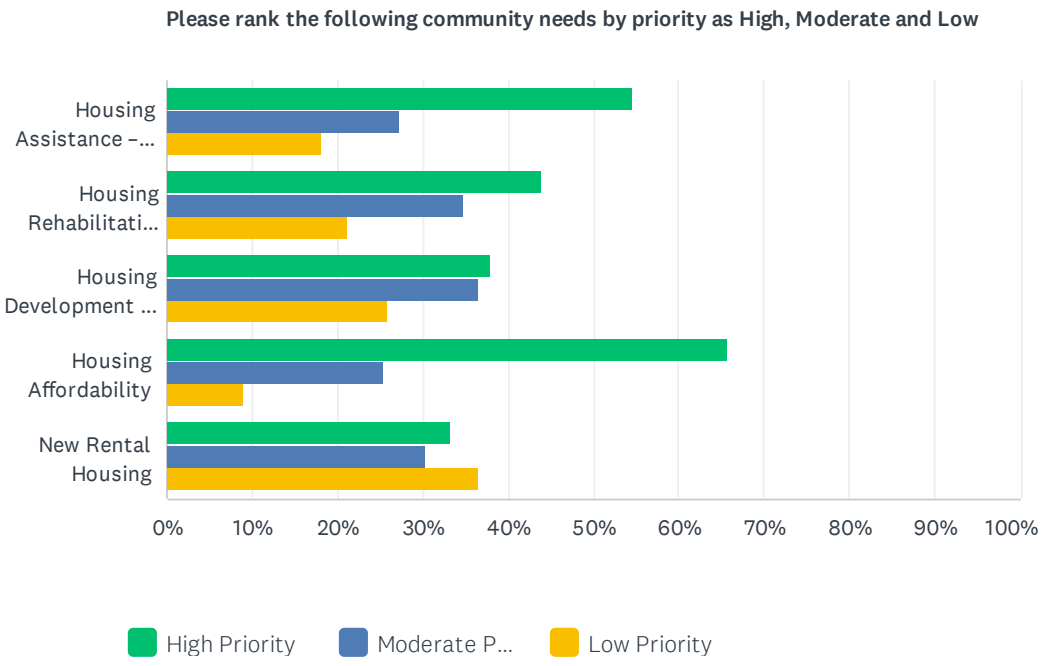
Please rank the following community needs by priority as High, Moderate and Low



Please rank the following community needs by priority as High, Moderate and Low				
	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL
Senior Services and Youth Services	65.67% 44	29.85% 20	4.48% 3	67
Child Care Services	48.48% 32	34.85% 23	16.67% 11	66
Disability Services	51.52% 34	40.91% 27	7.58% 5	66
Health /Substance Abuse/HIV-Aids Services	29.85% 20	38.81% 26	31.34% 21	67
Domestic Violence/Child Abuse	58.21% 39	29.85% 20	11.94% 8	67
Homelessness and Emergency Housing Assistance	38.81% 26	44.78% 30	16.42% 11	67
Meals/Food	51.52% 34	39.39% 26	9.09% 6	66
Transportation	40.30% 27	38.81% 26	20.90% 14	67
Legal Services	32.84% 22	44.78% 30	22.39% 15	67

Q3 Housing Priority

Answered: 67 Skipped: 1

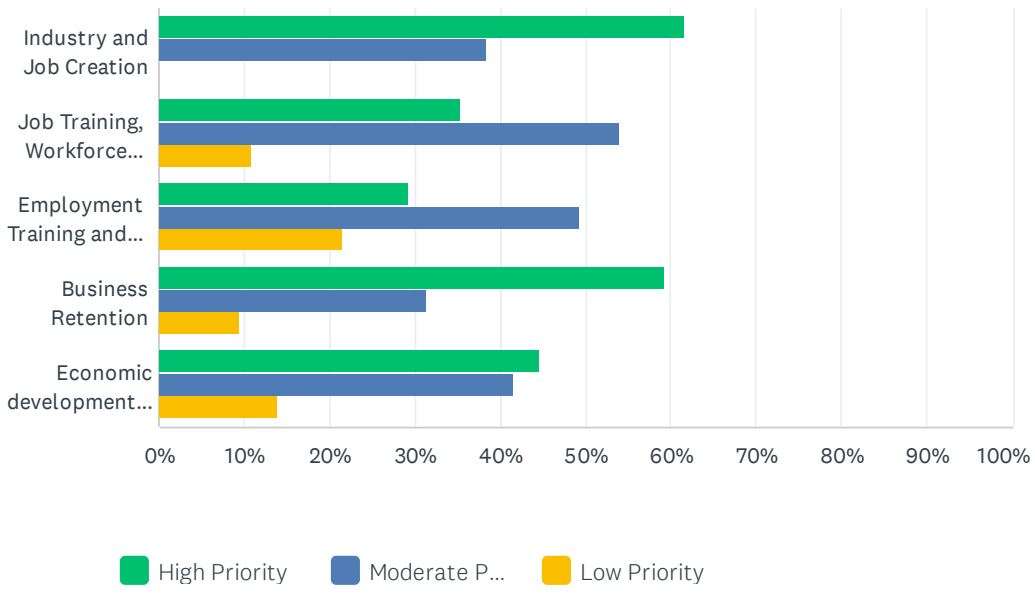


Please rank the following community needs by priority as High, Moderate and Low				
	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL
Housing Assistance – Homeownership / Down Payment Closing Cost	54.55% 36	27.27% 18	18.18% 12	66
Housing Rehabilitation/Repair	43.94% 29	34.85% 23	21.21% 14	66
Housing Development and Reconstruction	37.88% 25	36.36% 24	25.76% 17	66
Housing Affordability	65.67% 44	25.37% 17	8.96% 6	67
New Rental Housing	33.33% 22	30.30% 20	36.36% 24	66

Q4 Economic Development Priority

Answered: 65 Skipped: 3

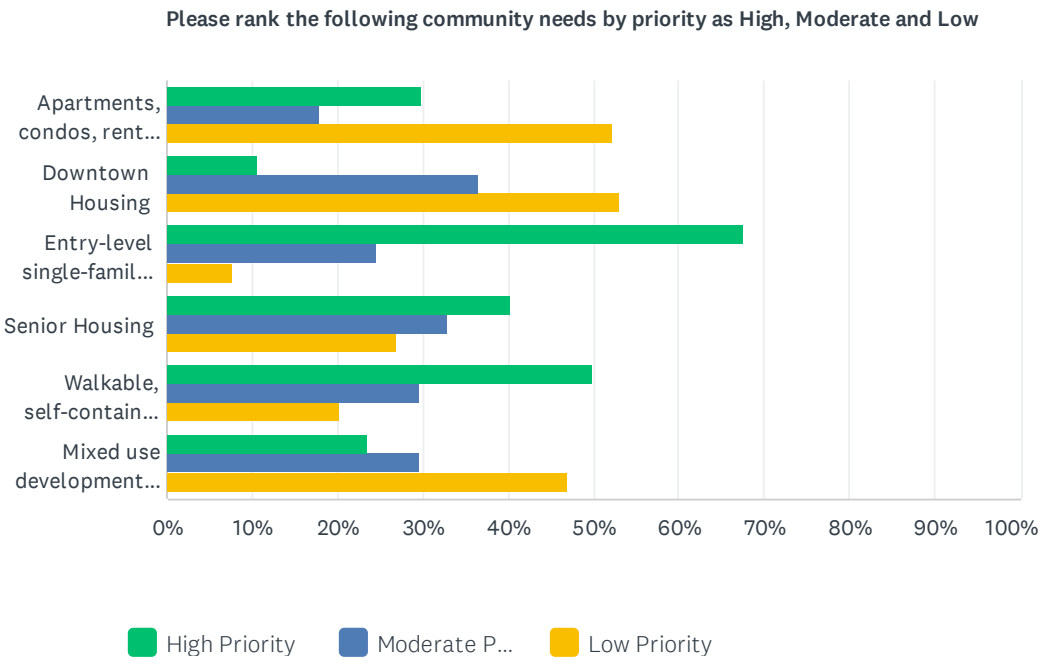
Please rank the following community needs by priority as High, Moderate and Low



Please rank the following community needs by priority as High, Moderate and Low				
	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL
Industry and Job Creation	61.54% 40	38.46% 25	0.00% 0	65
Job Training, Workforce Development	35.38% 23	53.85% 35	10.77% 7	65
Employment Training and Industry Recruitment	29.23% 19	49.23% 32	21.54% 14	65
Business Retention	59.38% 38	31.25% 20	9.38% 6	64
Economic development (business and entrepreneurship, job creation)	44.62% 29	41.54% 27	13.85% 9	65

Q5 Type of housing most needed in your community:

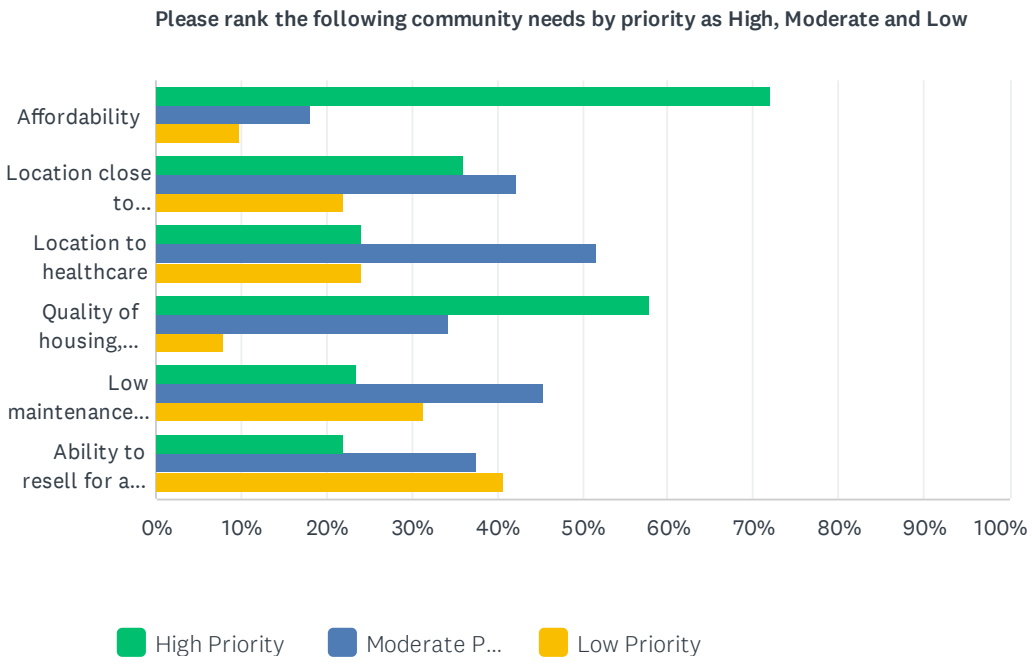
Answered: 67 Skipped: 1



Please rank the following community needs by priority as High, Moderate and Low				
	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL
Apartments, condos, rental housing	29.85% 20	17.91% 12	52.24% 35	67
Downtown Housing	10.61% 7	36.36% 24	53.03% 35	66
Entry-level single-family homes	67.69% 44	24.62% 16	7.69% 5	65
Senior Housing	40.30% 27	32.84% 22	26.87% 18	67
Walkable, self-contained subdivisions with access to schools, recreation, shopping, and health care	50.00% 32	29.69% 19	20.31% 13	64
Mixed use development with housing as a component	23.44% 15	29.69% 19	46.88% 30	64

Q6 When looking for housing, the most important priority is:

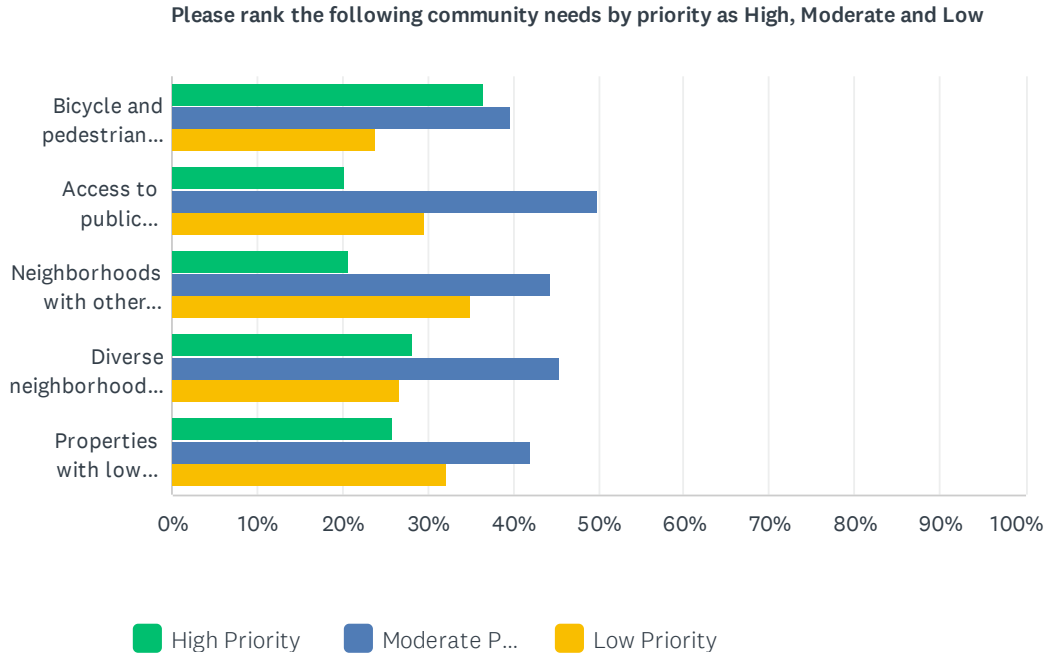
Answered: 66 Skipped: 2



Please rank the following community needs by priority as High, Moderate and Low	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL
Affordability	72.13% 44	18.03% 11	9.84% 6	61
Location close to recreational/entertainment opportunities (such as downtown, shopping, golf courses, parks)	35.94% 23	42.19% 27	21.88% 14	64
Location to healthcare	24.19% 15	51.61% 32	24.19% 15	62
Quality of housing, regardless of price or location	57.81% 37	34.38% 22	7.81% 5	64
Low maintenance property	23.44% 15	45.31% 29	31.25% 20	64
Ability to resell for a profit	21.88% 14	37.50% 24	40.63% 26	64

Q7 Other characteristics of housing that are important to me include (choose one) regardless of the current availability?

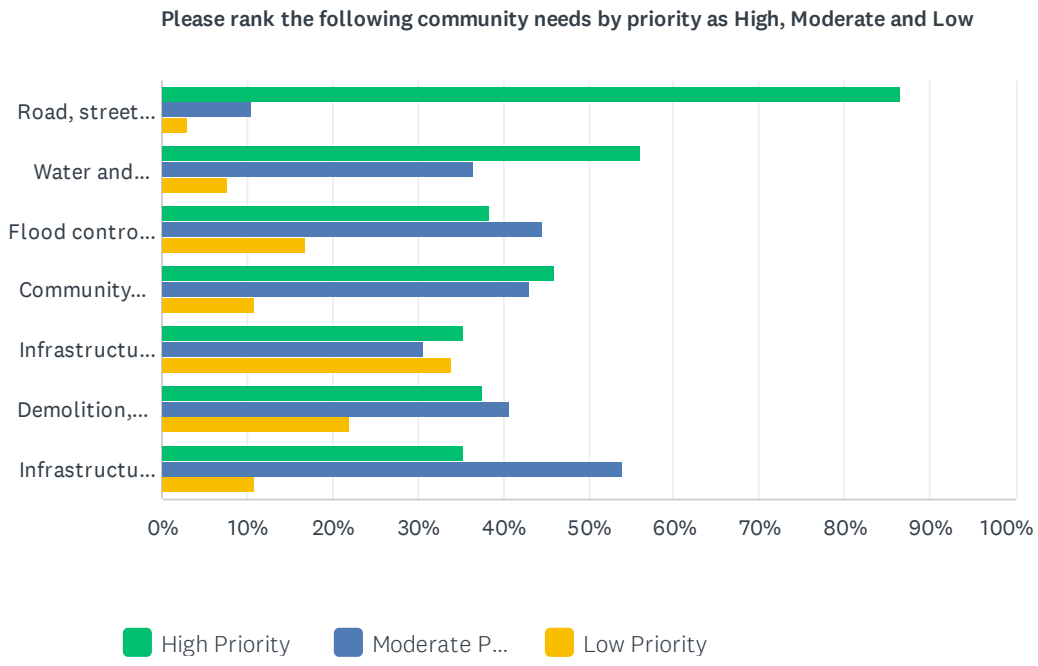
Answered: 65 Skipped: 3



Please rank the following community needs by priority as High, Moderate and Low	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL
Bicycle and pedestrian access to community/amenities	36.51% 23	39.68% 25	23.81% 15	63
Access to public transportation	20.31% 13	50.00% 32	29.69% 19	64
Neighborhoods with other people in my age group	20.63% 13	44.44% 28	34.92% 22	63
Diverse neighborhoods with a mix of ages and ethnicities	28.13% 18	45.31% 29	26.56% 17	64
Properties with low maintenance and sustainable features (such as solar energy, xeriscaping, recycled products)	25.81% 16	41.94% 26	32.26% 20	62

Q8 Highest Infrastructure Priority

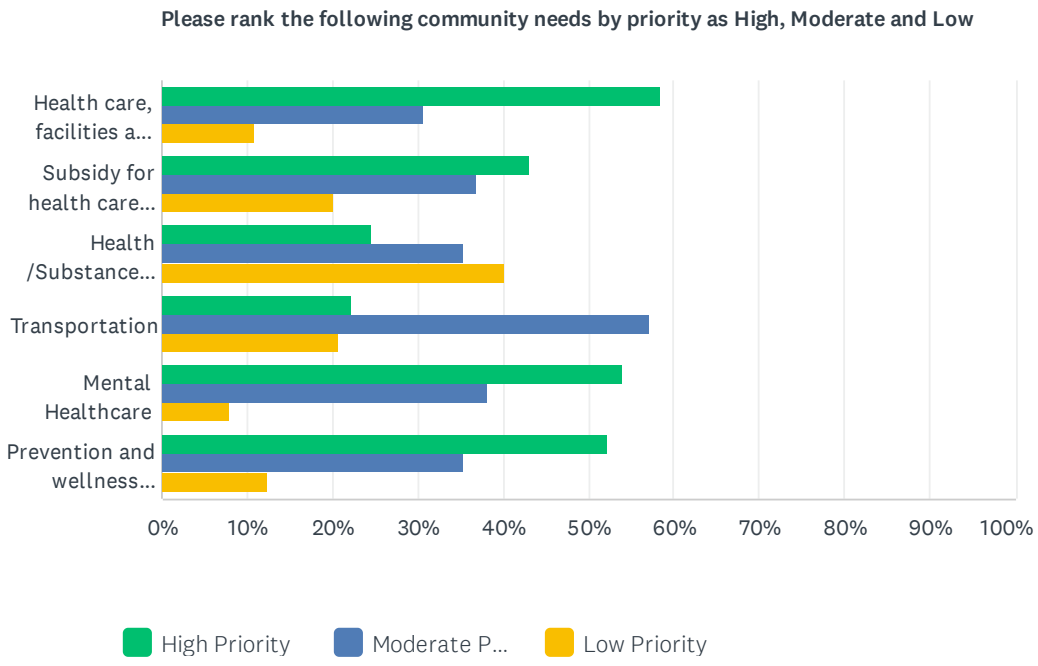
Answered: 67 Skipped: 1



Please rank the following community needs by priority as High, Moderate and Low				
	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL
Road, streets, bridges paving and repair	86.57% 58	10.45% 7	2.99% 2	67
Water and waste water facilities	56.06% 37	36.36% 24	7.58% 5	66
Flood control, pump stations	38.46% 25	44.62% 29	16.92% 11	65
Community facilities	46.15% 30	43.08% 28	10.77% 7	65
Infrastructure in support of new housing development	35.48% 22	30.65% 19	33.87% 21	62
Demolition, blight removal	37.50% 24	40.63% 26	21.88% 14	64
Infrastructure in support of public services and community development	35.38% 23	53.85% 35	10.77% 7	65

Q9 Highest Health Services Priority

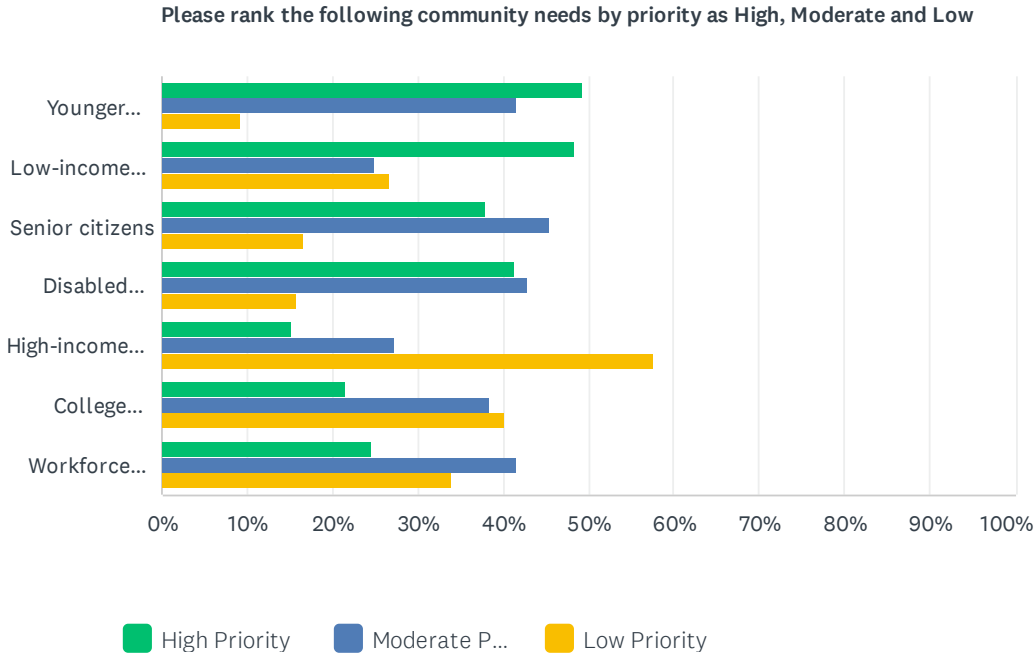
Answered: 65 Skipped: 3



Please rank the following community needs by priority as High, Moderate and Low				
	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL
Health care, facilities and services	58.46% 38	30.77% 20	10.77% 7	65
Subsidy for health care services	43.08% 28	36.92% 24	20.00% 13	65
Health /Substance Abuse/HIV-Aids Services	24.62% 16	35.38% 23	40.00% 26	65
Transportation	22.22% 14	57.14% 36	20.63% 13	63
Mental Healthcare	53.97% 34	38.10% 24	7.94% 5	63
Prevention and wellness programs	52.31% 34	35.38% 23	12.31% 8	65

Q10 The population most in need of additional housing options in my community by priority

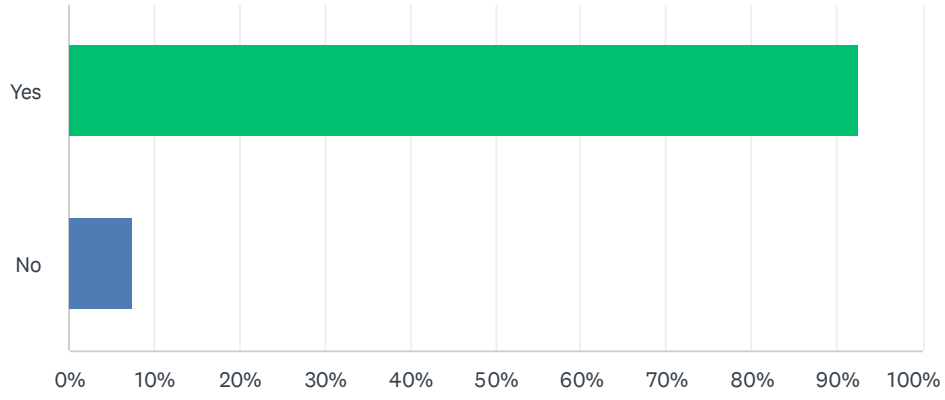
Answered: 67 Skipped: 1



Please rank the following community needs by priority as High, Moderate and Low				
	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL
Younger workers and families	49.23% 32	41.54% 27	9.23% 6	65
Low-income residents	48.44% 31	25.00% 16	26.56% 17	64
Senior citizens	37.88% 25	45.45% 30	16.67% 11	66
Disabled residents	41.27% 26	42.86% 27	15.87% 10	63
High-income residents	15.15% 10	27.27% 18	57.58% 38	66
College students housing	21.54% 14	38.46% 25	40.00% 26	65
Workforce Housing	24.62% 16	41.54% 27	33.85% 22	65

Q11 As a Montebello resident, do you have access to broadband (high speed) internet access?

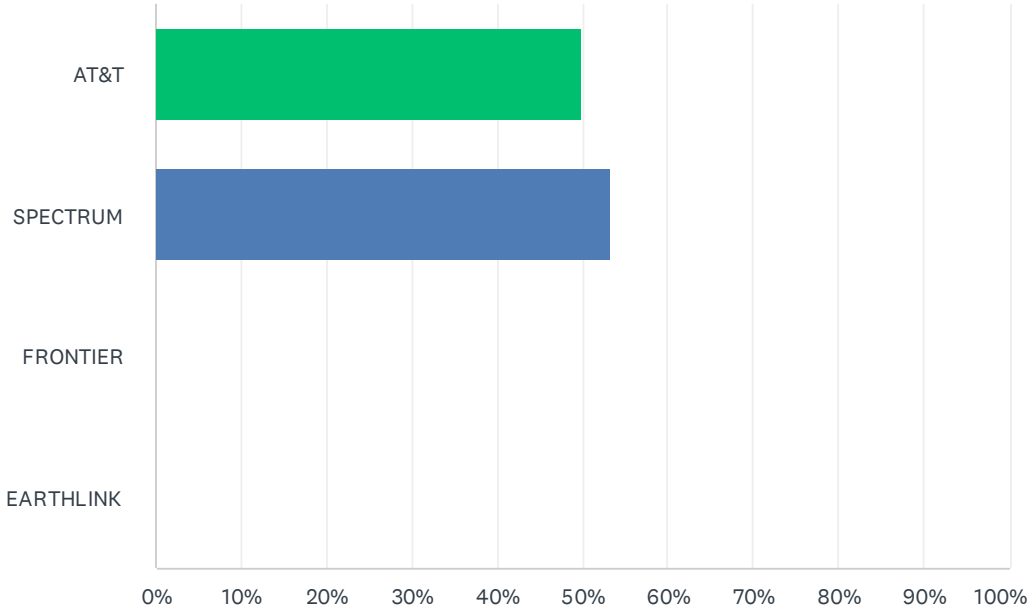
Answered: 67 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	92.54%	62
No	7.46%	5
TOTAL		67

Q12 Please select your internet provider.

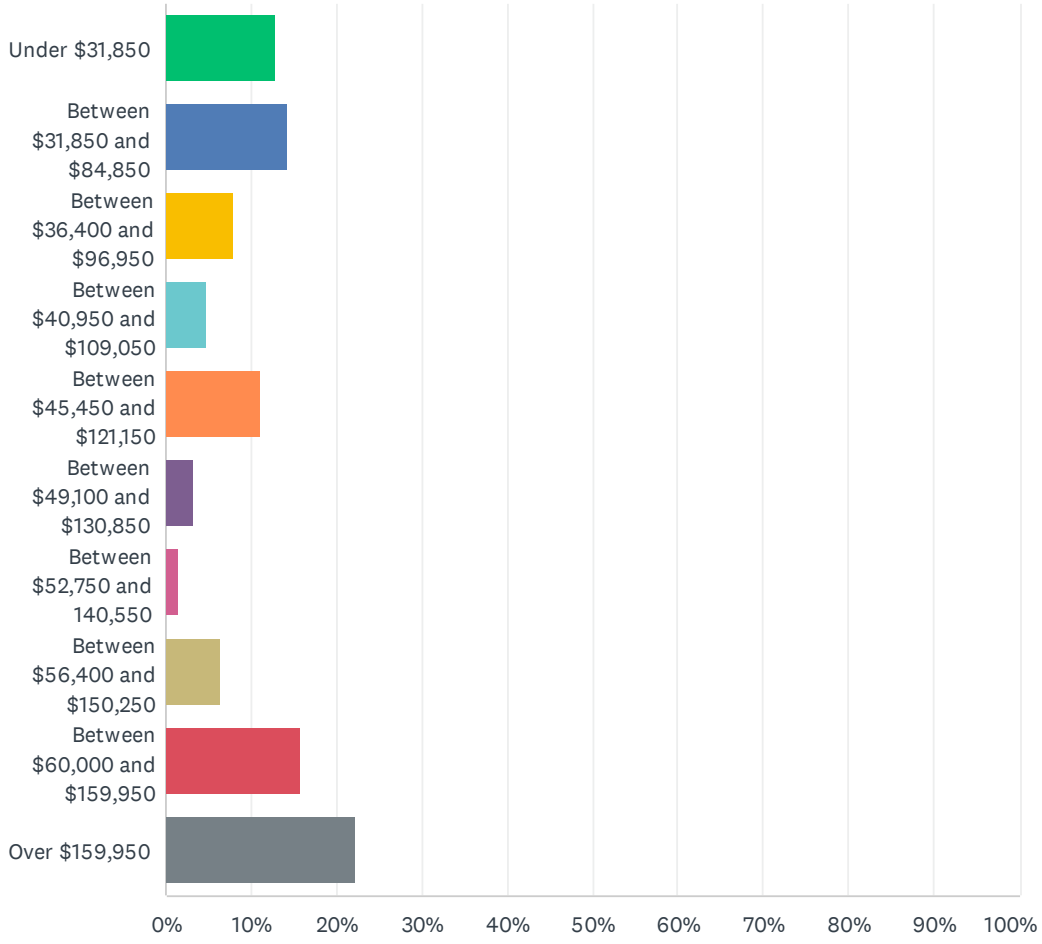
Answered: 60 Skipped: 8



ANSWER CHOICES	RESPONSES	
AT&T	50.00%	30
SPECTRUM	53.33%	32
FRONTIER	0.00%	0
EARTHLINK	0.00%	0
Total Respondents: 60		

Q13 What is your household income?

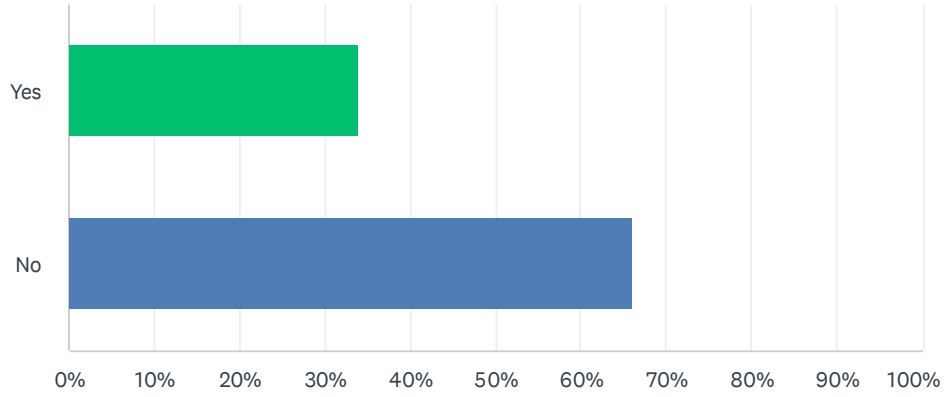
Answered: 63 Skipped: 5



ANSWER CHOICES	RESPONSES	
Under $31,850	12.70%	8
Between $31,850 and $84,850	14.29%	9
Between $36,400 and $96,950	7.94%	5
Between $40,950 and $109,050	4.76%	3
Between $45,450 and $121,150	11.11%	7
Between $49,100 and $130,850	3.17%	2
Between $52,750 and 140,550	1.59%	1
Between $56,400 and $150,250	6.35%	4
Between $60,000 and $159,950	15.87%	10
Over $159,950	22.22%	14
TOTAL		63

Q14 Do you believe your housing is vulnerable to increased natural hazards associated with climate change? If so, please list the natural hazard.

Answered: 65 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	33.85%	22
No	66.15%	43
Total Respondents: 65		

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PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States, and a resident of the county aforesaid. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of SAN GABRIEL VALLEY TRIBUNE, a newspaper of general circulation for the City of West Covina, by the Superior Court of the County of Los Angeles, State of California, on the date of September 10, 1957, Case Number 684891. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

04/13/2026

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

Executed at Monrovia, LA Co. California
On this 13th day of April, 2026.

Signature

A0000073709 20

r.LP15-05/17/17

CITY OF MONTEBELLO
PUBLIC COMMENT AND PUBLIC HEARING NOTICE
COMBINED NOTICE OF PUBLIC REVIEW/COMMENT PERIOD AND PUBLIC HEARING FOR THE DRAFT HUD ANNUAL ACTION PLAN TO THE FISCAL YEAR 2026-2027

NOTICE IS HEREBY GIVEN that the City Council ("City Council") of the City of Montebello ("City") will conduct a public hearing to receive the draft 2026-2027 Annual Action Plan for the allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) program funds.

It is noticed that from April 13, 2026, to May 13, 2026, the draft 2026-2027 Annual Action Plan may be reviewed at the following location.

City of Montebello Website - Housing Division
https://www.montebelloca.gov/departments/planning_community_development/housing_division

PUBLIC HEARING INFORMATION:

Date: Wednesday, May 13, 2026
Time: 6:00 p.m. or as soon thereafter as the matter may be heard
Place: City Hall Council Chambers, 1600 W. Beverly Blvd., Montebello, CA 90640

PROJECT DESCRIPTION: The City of Montebello is a recipient of Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds. These funds are awarded to the City by the United States Department of Housing and Urban Development (HUD).

The CDBG Program provides federal funds for local improvements projects and programs. Activities assisted with CDBG funds must meet one of the three national objectives: (1) principally benefit low- and moderate-income persons, (2) aid in the prevention or elimination of slums and blight, or (3) meet other community development needs having particular urgency. The HOME Program provides formula grants – often in partnership with local nonprofit groups – to fund a wide range of activities including building buying and/or rehabilitating affordable housing. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

The Annual Action Plan is submitted to HUD on an annual basis and identifies how the City plans to use the federal money during the next fiscal year to meet the goals and objectives approved by the City Council in the Five-Year Consolidated Plan known as the "Five-Year ConPlan."

For Fiscal Year (FY) 2026-2027, the City expects to receive approximately $612,467.00 in CDBG funds and approximately $300,521.60 in HOME funds. Additionally, approximately $1,313,793.23 in HOME Program Income and in prior year resources is available.

Total Funding available for FY 2026-2027:

Approximate CDBG Funds: $612,467.00
Approximate HOME Funds: $1,614,314.83
Public Review and Comment Period: The draft 2026-2027 Annual Action Plan will be available for public review and comment beginning on April 13, 2026, and ending on May 13, 2026. This document will be available for public review on the City of Montebello's website at the following link:
https://www.montebelloca.gov/departments/planning_community_development/housing_division
During the comment period, comments and/or questions may be submitted to:
Planning and Community Development Department
Attn: Rosemary Perich, Housing Manager
1600 W. Beverly Boulevard, Montebello, CA 90640
Office telephone: (323) 887-1200 Ext. 454
Monday through Thursday, 7:30 A.M. to 5:30 P.M.
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 on 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 immediately thereafter; if there is no Closed Session, Regular Session will begin at 6:00 p.m.
Via Email: The public may also submit emailed comments via the City's email address: ccpubliccomment@montebelloca.gov, up until the day of the meeting, **Wednesday, May 13, 2026 by 3:00 p.m.** These comments will be submitted to all members of the City Council and may not be read aloud but will be entered into the record of the proceedings to the extent they relate to matters listed on the posted agenda. Any requests to provide public comment which is submitted after the deadlines indicated above will not be submitted to the City Council.
Americans with Disabilities Act (ADA): The City of Montebello, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the Housing Manager by email rperich@montebelloca.gov at least 6 hours prior to the scheduled special meeting to ensure assistance is provided.
Kimberly Guillen, Director of City Clerk Services
Dated: March 26, 2026
Date posted: April 13, 2026
Date published: April 13, 2026
4/13/26
CNS-4028995#
SAN GABRIEL VALLEY TRIBUNE

ITEM # 10

CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: Raul Alvarez, City Manager

BY: Ramon Figueroa, Director of Human Resources

SUBJECT: **PUBLIC HEARING PURSUANT TO GOVERNMENT CODE SECTION 3502.3 CONCERNING VACANCIES AND RECRUITMENT AND RETENTION EFFORTS**

DATE: May 13, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Conduct a public hearing and receive and file the report on the status of vacancies and recruitment and retention efforts in accordance with Government Code section 3502.3; and
2. Take such additional, related action that may be desirable.

FISCAL IMPACT:

There are no identifiable fiscal impacts associated with conducting the public hearing required under Government Code section 3205.3.

BACKGROUND/DISCUSSION:

Assembly Bill 2561 ("AB 2561") was signed into law and became effective January 1, 2025. AB 2561 established Government Code section 3502.3 requiring California public agencies to present the status of vacancies and recruitment and retention efforts during a public hearing before the governing board on an annual basis. The presentation must be made prior to the adoption of a final budget.

The City's recognized employee associations have an opportunity to make a presentation

during the public hearing concerning vacancies and recruitment and retention efforts. The City has ten (10) bargaining units. Additional reporting obligations exist, upon request from the impacted recognized employee organization(s), if vacancies within a bargaining unit meet or exceed twenty percent (20%) of the total number of authorized positions. Staff is pleased to report that vacancies in each of the City's bargaining units are less than twenty percent (20%).

This report presents an overview of the City's workforce composition, vacancy trends, and ongoing efforts to attract and retain talented employees to the City's workforce. While recruitment and hiring remain key priorities, the City is equally committed to long-term retention through strategies such as incentive programs, career advancement opportunities, and workplace enhancements—including flexible work schedules, professional development opportunities, and employee engagement initiatives.

ENVIRONMENTAL:

None

ANALYSIS:

City of Montebello Bargaining Groups

There are ten (10) bargaining units and one (1) unrepresented employee unit in the City consisting of six hundred one (601) authorized regular full-time positions. The number of authorized regular full-time positions are listed in Table 1.

Table 1: Count of Regular Full-Time Positions by Bargaining Group as of March 23, 2026

City of Montebello Bargaining Group	Position Count
Montebello City Employees' Association	111
Montebello Supervisors' Association	32
Montebello Mid-Management Association	38
International Association of Sheet Metal, Air, Rail and Transportation Workers – Transportation (SMART-TD)	188
Montebello Police Officers' Association	73
Montebello Firefighters' Association	68
Montebello Police Management Association	10
Montebello Fire Management Association	9
Montebello Management Professionals Association	42
Montebello Executive Management Association	10
Unrepresented Full-Time Employees	19

Vacancies

Position vacancies may result from a variety of circumstances, including the authorization of newly budgeted positions, internal personnel movements such as promotions or transfers, or the separation of employees. Addressing these vacancies is a critical priority for both the Human Resources Department and department hiring managers. Prompt action to fill vacant positions is essential to ensure continuity of public services,

preserving operational efficiency, minimizing reliance on overtime, and reducing disruptions to departmental performance. Timely recruitment and hiring efforts not only support the City's ability to meet community needs and uphold service standards, but also provide pathways for internal promotional advancement and the acquisition of qualified external candidates.

It has been a priority for departments to fill vacancies as soon as reasonably possible. As of March 23, 2026, the Citywide vacancy rate across all groups is eight and three tenths percent (8.3%). All the City's bargaining groups have a vacancy rate of less than twenty percent (20%). The vacancy rate by bargaining group is listed in Table 2.

Table 2: Vacancy Rate by Bargaining Group as of March 23, 2026

City of Montebello Bargaining Group	**Vacancy Rate**
Montebello City Employees' Association	14.4%
Montebello Supervisors' Association	12.5%
Montebello Mid-Management Association	2.6%
International Association of Sheet Metal, Air, Rail and Transportation Workers (SMART-TD)	9.6%
Montebello Police Officers' Association	8.2%
Montebello Firefighters' Association	16.2%
Montebello Police Management Association	0%
Montebello Fire Management Association	11.11%
Montebello Management Professionals Association	14.3%
Montebello Executive Management Association	0%
Unrepresented Full-Time Employees	10.5%

Recruitment and Retention Efforts

The Human Resources Department recognizes that effective recruitment involves identifying, attracting, and securing qualified candidates, while retention focuses on fostering employee engagement, satisfaction, and long-term commitment to the organization. Both functions are essential to the City's success. Table 3 lists some of the recruitment initiatives the City has in place to attract qualified applicants.

Table 3: Recruitment Efforts

City of Montebello Recruitment Initiatives
City Council approved $2,000 sign-on bonus for Bus Operator candidates
City Council approved $10,000 sign-on bonus for Lateral Police Officers
Utilizing NEOGOV to manage and attract applicants
Utilizing Governmentjobs.com to post all positions
Leveraging LinkedIn to market and attract applicants to certain positions
Marketing career opportunities through the City's social media and community events
Tapping into the City's talented applicant pool with closed/promotional recruitments for certain positions
Utilizing the Trainee program for hard to fill positions

Training managers on how to effectively and efficiently navigate the recruitment and selection process

There were a total of ninety (90) recruitments in the last year. These recruitments included positions in executive management, police , fire , safety-sensitive employees in the Transportation Departments, as well as various miscellaneous positions. Table 4 lists the total number of recruitments, full-time new hires, and promotions in the last year.

Table 4: 2025-26 Recruitment Data

City of Montebello Recruitments	**Number**
Number of recruitments in 2025-26	90
Number of full-time new hires in 2025-26	79
Number of promotions in 2025-26	49

Employee retention is a priority between City management and the City's labor organizations. Effective succession planning is critical to ensuring the City's long-term success. However, such planning is hindered if the organization is unable to retain its most valuable asset—its workforce. Table 5 illustrates the City's employee retention initiatives.

Table 5: Retention Efforts

City of Montebello Retention Initiatives
Leveraging onboarding program through NEOGOV
Offering tuition reimbursement to support career development
Offering opportunities for internal promotions and career path planning
Recognizing employee contributions through employee appreciation events
Enhancing employee wellness programs, including mental health resources.
Offering flexible work schedules for most positions
Enhancing compensation and other terms and conditions of employment through collective bargaining

SUMMARY:

This report provides a comprehensive overview of the City of Montebello's workforce composition, vacancy trends, and the City's current recruitment and retention strategies. The City recognizes the urgency of addressing staffing vacancies to maintain the quality and continuity of public services.

The Human Resources Department, in collaboration with City leadership, continues to implement and expand targeted recruitment and retention initiatives aimed at strengthening workforce stability. These efforts include sign-on bonuses for critical positions, enhanced outreach and marketing, competitive compensation and benefits, and a collaborative workplace culture.

While recruitment remains a high priority, the City acknowledges that long-term

organizational success is equally dependent on employee retention. Investments in succession planning, employee wellness, career development, and engagement programs will continue to be critical components of the City's workforce strategy. Through these ongoing efforts, the City remains committed to building a resilient, well-supported workforce capable of meeting the evolving needs of the community and sustaining high standards of public service delivery. Staff recommends that the City Council receive and file this report.

Staff recommends the City Council conduct a public hearing and receive and file the report on the status of vacancies and recruitment and retention efforts in accordance with Government Code section 3502.3; and take such additional, related action that may be desirable.

ATTACHMENT(S)

1. PUBLIC HEARING PURSUANT TO GOVERNMENT CODE SECTION 3502.3 CONCERNING VACANCIES AND RECRUITMENT AND RETENTION EFFORTS

ITEM # 310

CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: Raul Alvarez, City Manager

BY: Ramon Figueroa, Director of Human Resources

SUBJECT: PUBLIC HEARING PURSUANT TO GOVERNMENT CODE SECTION 3502.3 CONCERNING VACANCIES AND RECRUITMENT AND RETENTION EFFORTS

DATE: April 22, 2026

RECOMMENDATION(S):

It is recommended that the City Council:

1. Conduct a public hearing and receive and file the report on the status of vacancies and recruitment and retention efforts in accordance with Government Code section 3502.3; and
2. Take such additional, related action that may be desirable.

FISCAL IMPACT:

There are no identifiable fiscal impacts associated with conducting the public hearing required under Government Code section 3205.3.

BACKGROUND/DISCUSSION:

Assembly Bill 2561 ("AB 2561") was signed into law and became effective January 1, 2025. AB 2561 established Government Code section 3502.3 requiring California public agencies to present the status of vacancies and recruitment and retention efforts during a public hearing before the governing board on an annual basis. The presentation must be made prior to the adoption of a final budget. The City's

recognized employee associations have an opportunity to make a presentation during the public hearing concerning vacancies and recruitment and retention efforts. The City has ten (10) bargaining units. Additional reporting obligations exist, upon request from the impacted recognized employee organization(s), if vacancies within a bargaining unit meet or exceed twenty percent (20%) of the total number of authorized positions. Staff is pleased to report that vacancies in all of the City's bargaining units are less than twenty percent (20%).

This report presents an overview of the City's workforce composition, vacancy trends, and ongoing efforts to attract and retain talented employees to the City's workforce. While recruitment and hiring remain key priorities, the City is equally committed to long-term retention through strategies such as incentive programs, career advancement opportunities, and workplace enhancements—including flexible work schedules, professional development opportunities, and employee engagement initiatives.

ENVIRONMENTAL:
None

ANALYSIS:

City of Montebello Bargaining Groups

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Unrepresented Full-Time Employees	10.5%

Recruitment and Retention Efforts

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SUMMARY:

This report provides a comprehensive overview of the City of Montebello's workforce composition, vacancy trends, and the City's current recruitment and retention strategies. The City recognizes the urgency of addressing staffing vacancies to maintain the quality and continuity of public services.

The Human Resources Department, in collaboration with City leadership, continues to implement and expand targeted recruitment and retention initiatives aimed at strengthening workforce stability. These efforts include sign-on bonuses for critical positions, enhanced outreach and marketing, competitive compensation and benefits, and a collaborative workplace culture.

While recruitment remains a high priority, the City acknowledges that long-term organizational success is equally dependent on employee retention. Investments in succession planning, employee wellness, career development, and engagement programs will continue to be critical components of the City's workforce strategy.

Through these ongoing efforts, the City remains committed to building a resilient, well-supported workforce capable of meeting the evolving needs of the community and sustaining high standards of public service delivery.

Staff recommends that the City Council receive and file this report.

ATTACHMENT(S):

None

ITEM # 11

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: **SECOND READING AND ADOPTION 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 DEVELOPMENT, AND SITE PLAN REVIEW STANDARDS, AND DEMONSTRATING COMPLIANCE WITH STATE HOUSING LAW TO ACHIEVE ADEQUATE SITES FOR THE CITY'S 6TH CYCLE RHNA AND COSISTENCY WITH THE MONTEBELLO 2040 GENERAL PLAN**

DATE: May 13, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Waive second reading and adopt 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. Waive second reading and adopt 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. Waive second reading and adopt 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, and remove provisions that allow the combination of multiple discretionary entitlement approvals under a single application; and
4. Waive second reading and adopt 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) in accordance with State Housing Law; and

5. Find and determine that the proposed amendments to Title 17 of the MMC 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") (State Clearinghouse No.2023050665), certified on April 10, 2024, in compliance with the California Environmental Quality Act ("CEQA"), and
6. Take such additional, related, action that may be desirable.

FISCAL IMPACT:

None of the recommended actions have a fiscal impact. No development is authorized or approved as a result of the actions contemplated herein.

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 the 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 recent 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 administratively.

4. **Adequate Sites to Accommodate the Regional Housing Needs Allocation ("RHNA"):** Approve the text amendments 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 October 17, 2025, the City received a Corrective Action Letter from the California Department of Housing and Community Development ("HCD"), Division of Housing Policy Development, regarding the City's implementation of Program 6 (Adequate Sites to Accommodate the RHNA) and Program 11 (Objective Design Standards, Approvals By-Right, and Administrative Approvals), which require the rezoning of adequate sites to address the City's RHNA shortfall.

On November 5, 2025, the City transmitted its formal response to HCD, acknowledging applicable statutory deadlines and outlining a framework to obtain a one-time, one-year extension from February 2025 to February 2026 to achieve compliance with State Housing Law, consistent with commitments adopted in 2022 and reaffirmed in 2024 through the City Council approval of the 6th Cycle Housing Element and the 2040 General Plan.

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 its independent review and consideration of the staff report and all public testimony, the Planning Commission unanimously adopted Resolution No. 02-26, recommending that City Council adopt

Ordinance Nos. 2487, 2488, 2489, 2490 amending various provisions of Title 17, and approve the City's Zoning Map pursuant to City Council Resolution No. 26-09.

On February 25, 2026, the City Council unanimously adopted Resolution No. 26-09 approving the Zoning Map consistent with the General Plan and the 6th Cycle Housing Element.

On April 7, 2026, the City received a subsequent letter from HCD, Division of Housing Policy Development, regarding the City's failure to adopt the required 6th Cycle Housing Element rezoning to accommodate its RHNA and providing notice of a potential violation of State Housing Law (see Attachment H).

On April 22, 2026, the City Council held a duly noticed public hearing to consider the proposed text code amendments. Following the City Council's independent review, consideration, analysis of the staff report and information presented, as well as oral testimony by persons of the public, the City Council voted to introduce and waive the first reading of Ordinance Nos. 2487, 2488, 2489, and 2490. As part of this action, the City Council amended Ordinance No. 2489 to revise the threshold for required site plan reviews for residential projects from three or more dwelling units to five or more dwelling units, rather than the ten or more units originally proposed by staff.

Additionally, the City Council adopted Resolution No. 26-30, which terminates Request for Proposals ("RFP") No. 23-4 for strategic master planning services for the Montebello Golf Course and directing community engagement for future actions. Lastly, the City Council approved and authorized the City Manager to execute, on behalf of the City of Montebello, a Covenant and Agreement to preserve and protect the Armenian Genocide Martyrs Monument and the Montebello Scout House, both located within the golf course property. The executed and recorded covenants are included as Attachments F and G and are incorporated herein by reference.

As part of the City's ongoing efforts to fulfill its obligations to provide adequate sites to accommodate its Regional Housing Needs Allocation (RHNA) pursuant to Program 6, and to implement Objective Design Standards pursuant to Program 11, the City Council is considering Ordinance Nos. 2487, 2488, 2489, and 2490.

In addition, to promote transparency in the review of any future development proposals on City-owned land, and consistent with City Council direction, City staff will implement a comprehensive community engagement process to ensure meaningful opportunities for public participation. Specifically, Resolution No. 26-30 would require that all future RFP's, including those initiated by or in coordination with private operators, pertaining to the 118-acre golf course property incorporate a comprehensive community engagement program. This program shall include, but not be limited to, appropriate technical analyses, such as traffic analysis. At a minimum, the community engagement process shall include three (3) publicly noticed outreach meetings. In addition, written notification shall be provided to all property owners and occupants within a 1,000-foot radius of the exterior boundaries of the approximately 118-acre golf course property to ensure broad awareness and opportunity for input.

It is important to note that none of the actions under consideration in this staff report would approve a development project or allow any construction.

ENVIRONMENTAL:

The proposed amendments to Title 17 of the Montebello Municipal Code 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 five 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 five 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 five 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 (<u>example</u>) and deleting the text shown in strikeout (~~example~~).

ADEQUATE SITES TO ACCOMMODATE THE RHNA (Attachment D)
Prior to the adoption of the Montebello 2040 General Plan Update, the City's General Plan was last 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, the City Council adopted Resolution No. 26-09 on February 25, 2026, approving the current Zoning Map. The

proposed zoning amendments are 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 parcels that are incorrectly zoned, thereby aligning 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 amendments ensure consistency with the General Plan land use framework and the opportunity sites identified in the City's Housing Element, in accordance with State Housing Law. For reference, the proposed ordinance to accommodate adequate sites for Montebello's 6th Cycle RHNA is provided in Attachment D.

GENERAL PLAN CONSISTENCY

The proposed Zoning Code amendments 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, 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:

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 waive the second reading and adopt Ordinance Nos. 2487, 2488, 2489, and 2490, amending provisions of Title 17 (Zoning) of the City of Montebello Municipal Code. 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. 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 2487_Mixed-Use Development Standards
2. Attachment B -Ordinance 2488_ Objective Design Standards
3. Attachment C - Ordinance 2489_Site Plan Review Standards
4. Attachment D - Ordinance 2490- Sites to meet RHNA
5. Attachment E - Executed Planning Commission Resolution No. 02-26
6. Attachment F_Executed and Recorded Covenant Agreement_Armenian Genocide Martyrs Monument
7. Attachment G_Executed and Recorded Covenant Agreement_Scout House
8. Attachment H_HCD Transmittals and City Response

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*

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

		C-1	C-2
1	**Commerce, Manufacturing, Processing**		
	Artisan/craft manufacturing, commercial kitchen printing and publishing	P	P
	Research and Development	P	P
	Warehouse and Distribution	——	——
	Personal storage facility	——	——
	Makers Space	P	P
2	**Retail**		
	Supermarket, home improvement center	P	P
	Neighborhood market, pharmacy	P	P
	Restaurants	P	P
	Retail businesses	P	P
	Retail Pop-Ups	P	P
	Restaurant with dancing, live entertainment, craft brewery and winery (including retail sales), nightclub	CUP	CUP
	Medical Marijuana cultivation, manufacturing, sales, delivery, and distribution	——	——
3	**Services**		
	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	P	P
	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	CUP	CUP
	Professional Services: Includes professional offices for banks, commercial art and design, counseling services, scientific and research organizations, media	P	P

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

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

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 appliable 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

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

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

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 13TH DAY OF MAY 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 22nd day of April, 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 13th day of May 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 archived 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 if 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 colon made 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 styles 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 a of 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 13TH DAY OF MAY 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 22nd day of April 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 13th day of May 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~~ five 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 13TH DAY OF MAY 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 22nd day of April 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 13th day of May 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

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

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 13TH DAY OF MAY 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 22nd day of April 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 13th day of May 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Christopher Jimenez, City Clerk

ATTACHMENT E

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 (Geneal 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:	(X) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Lomeli	( ) AYE ( ) NOE (X) ABSENT ( ) ABSTAIN
Commissioner Moralez	(X) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Cuevas	(X) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Lopez	(X) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN

Joseph A. Palombi, Secretary
Montebello Planning Commission

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California

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RECORDING REQUESTED BY
AND
WHEN RECORDED MAIL TO

NAME City of Montebello
Planning & Community Development
MAILING 11600 W. Beverly Blvd.

CITY, STATE, ZIP CODE
Montebello, CA 90640

04/30/2026
20260312355

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE

Covenant and Agreement

Recording requested by and when recorded mail to:

City of Montebello
Planning and Community Development Department
1600 W. Beverly Boulevard
Montebello, CA 90640
Attn: Director of Planning

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT

Armenian Genocide Martyrs Monument Protection Covenant

This Covenant and Agreement ("Covenant") is made this 28th day of April, 2026, by and between the City of Montebello, a municipal corporation ("City"), as both property owner and covenanting party.

This Covenant shall run with the land and be binding upon all successors and assignees, and shall remain in full force and effect unless and until released by the Director of Planning and Community Development in accordance with the following recitals and terms set forth herein:

A. The City of Montebello is the owner of certain real property located within the City of Montebello, County of Los Angeles, State of California, identified as Los Angeles County Assessor's Parcel Number 5267-009-006 ("Property").

B. The Armenian Genocide Martyrs Monument (the "Armenian Martyrs Monument") is located on the Property and serves as a site of significant cultural, historical, and commemorative importance.

C. In 2025, the Armenian Martyrs Monument was formally acknowledged by the State of California as a historic site.

D. The City desires to ensure the continued protection and preservation of the Armenian Martyrs Monument from any adverse impacts associated with future development occurring on adjacent properties.

E. The City is willing to impose restrictions and obligations to ensure that any development on adjacent parcels does not impair the integrity, setting, or significance of the Armenian Martyrs Monument, consistent with applicable federal, state, and local laws, including but not limited to historic preservation laws.

F. This Covenant is intended to run with the land and bind the City and the Property unless terminated in accordance with the provisions herein.

NOW, THEREFORE, the City hereby covenants and agrees as follows:

1. Property Subject to Covenant

This Covenant applies to the real property located in the City of Montebello, County of Los Angeles, State of California, identified as Assessor's Parcel Number 5267-009-006, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

2. Preservation of the Armenian Martyrs Monument

The Armenian Martyrs Monument on the Property shall be preserved and maintained in its existing location. The City, and any successor, transferee, or assignee, shall not:

A. Remove or demolish the Armenian Martyrs Monument;
B. Relocate the Armenian Martyrs Monument; or
C. Alter or disturb the Armenian Martyrs Monument in any manner that would materially impair its historical, cultural, or commemorative significance.

3. Protection from Adjacent Development

The City shall ensure that any discretionary approvals, permits, or entitlements issued by the City for development on parcels adjacent to the Property are conditioned, to the extent permitted by law, to:

A. Avoid direct or indirect impacts to the Armenian Martyrs Monument;
B. Preserve the Armenian Martyrs Monument's physical integrity, and accessibility;
C. Maintain the visual setting of the Armenian Martyrs Monument in a manner that preserves its prominence, visibility, and contextual relationship to the surrounding area.
D. Prevent vibration, grading, construction, or other activities that could damage or diminish the Armenian Martyrs Monument; and
E. Comply with all applicable federal, state, and local laws relating to historic resources, including but not limited to the California Environmental Quality Act ("CEQA").

4. Consistency with Historic Preservation Laws

A. All actions affecting the Property or adjacent development shall be consistent with applicable historic preservation standards and requirements, including those imposed by the State of California in recognizing the Armenian Martyrs Monument as a historic site.

5. Covenant Runs with the Land

A. This Covenant shall run with the land and shall be binding upon the City and its successors, heirs, assigns, lessees, and any other parties acquiring an interest in the Property.

6. Enforcement

A. This Covenant may be enforced by the City or any successor public entity with jurisdiction over the Property through any available legal or equitable remedies, including injunctive relief.

7. Severability

A. In any provision of this Covenant is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

8. Recordation

A. This Covenant shall be recorded in the Official Records of the County of Los Angeles and shall become effective upon recordation.

10. Exhibit

A. Exhibit A – Aerial Map and Legal Description of the Property

IN WITNESS WHEREOF, the City of Montebello has executed this Covenant as of the date first written above.

CITY OF MONTEBELLO

a municipal corporation

By: _____

Name: Raul Alvarez

Title: City Manager

ATTEST:

By: _____

City Clerk

APPROVED AS TO FORM:

By: _____

City Attorney

NOTARY ACKNOWLEDGMENT

(A notary acknowledgment in the form required by California law shall be attached.)

EXHIBIT A

AERIAL MAP AND LEGAL DESCRIPTION OF PROPERTY

TR=10034 Portion of Lots 342 And 343, and all of Lots C, 344 THRU 360
(Los Angeles County Assessor's Parcel No. APN 5267-009-906)

CALIFORNIA 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 Los Angeles }

On April 28, 2026 before me, Kimberly Guillen Martinez, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Paul Alvarez, City Manager
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.

KIMBERLY GUILLEN MARTINEZ
Notary Public - California
Los Angeles County
Commission # 2456862
My Comm. Expires Aug 1, 2027

Place Notary Seal and/or Stamp Above

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 _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

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Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

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RECORDING REQUESTED BY

AND

WHEN RECORDED MAIL TO

NAME City of Montebello
Planning & Community Development

MAILING 1600 W. Beverly Blvd.

CITY, STATE, ZIP CODE

Montebello, CA 90640

04/30/2026

20260312354

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE

Covenant and Agreement

Recording requested by and when recorded mail to:

City of Montebello
Planning and Community Development Department
1600 W. Beverly Boulevard
Montebello, CA 90640
Attn: Director of Planning

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT

Scout House Preservation Covenant

This Covenant and Agreement ("Covenant") is made this 28th day of April, 2026, by and between the City of Montebello, a municipal corporation ("City"), as both property owner and covenanting party.

This Covenant shall run with the land and be binding upon all successors and assignees, and shall remain in full force and effect unless and until released by the Director of Planning and Community Development in accordance with the following recitals and terms set forth herein:

A. The City of Montebello is the owner of certain real property located within the City of Montebello, County of Los Angeles, State of California, commonly known as the Montebello Golf Course, and identified as Los Angeles County Assessor's Parcel Number 5267-010-908 ("Property").

B. An existing structure commonly known as the "Montebello Scout House" ("Scout House") is located on the Property and has been used by Montebello Scout Troop 330 for community and youth-serving purposes.

C. The City desires to ensure the continued preservation and protection of the Scout House from removal, demolition, or disturbance in connection with any future development of the Property.

D. The City is willing to impose restrictions on the Property for the benefit of the public and to ensure long-term preservation of the Scout House, subject to the terms and conditions set forth herein.

E. This Covenant is intended to run with the land and bind the City and the Property unless terminated in accordance with the provisions herein.

NOW, THEREFORE, the City hereby covenants and agrees as follows:

1. Property Subject to Covenant

This Covenant applies to the existing Montebello Scout House located on real property located in the City of Montebello, County of Los Angeles, State of California, identified as Assessor's Parcel Number 5267-010-908, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

2. Preservation of Scout House

The Scout House located on the Property shall be preserved in its current location. The City, and any successor, transferee, or assignee, shall not:

A. Remove the Scout House;
B. Demolish the Scout House; or

C. Disturb, alter, or relocate the Scout House in any manner that would materially impair its continued use and function unless otherwise permitted pursuant to this Covenant.

3. Restriction on Future Development

Any future development, construction, grading, or site modification occurring on the Property shall be designed and carried out in a manner that:

A. Avoids any direct or indirect impact to the Scout House;
B. Maintains reasonable access to and use of the Scout House; and
C. Ensures the continued structural integrity and usability of the Scout House.
D. No grading, excavation, or construction activity shall occur within a reasonable buffer area surrounding the Scout House, unless it can be demonstrated to the satisfaction of the City that such activity will not result in damage or disturbance.

4. Maintenance Obligation

A. The City shall maintain the Scout House in a safe and functional condition consistent with its current use. This includes routine repairs, structural upkeep, and compliance with applicable building and safety requirements.

5. Covenant Runs with the Land

A. This Covenant shall run with the land and shall be binding upon the City and its successors, heirs, assigns, lessees, and any other parties acquiring an interest in the Property.

6. Enforcement

A. This Covenant may be enforced by the City or any successor public entity with jurisdiction over the Property through any available legal or equitable remedies, including injunctive relief.

7. Automatic Termination or Transfer of Covenant

Notwithstanding any other provision of this Covenant, this Covenant shall automatically terminate for the benefit of Montebello Scout Troop 330 and be of no further force or effect upon the occurrence of any of the following:

A. Montebello Scout Troop 330 is dissolved;
B. Montebello Scout Troop 330 is disbanded; or
C. Montebello Scout Troop 330 permanently relocates from the Scout House.

However, in the event of any of the foregoing, all rights, protections, and interests established under this Covenant shall remain in effect and shall automatically revert to the Montebello Lions Club, provided that the Montebello Lions Club remains an active organization within the City of Montebello, in good standing and continues to utilize or maintain the Scout House consistent with the purposes of this Covenant.

If the Montebello Lions Club is dissolved, disbanded, ceases operations, or otherwise fails to maintain or utilize the property consistent with the purposes of this Covenant, then this Covenant shall automatically terminate in its entirety.

Upon the occurrence of any such event, the City may record a notice of termination of this Covenant.

8. Severability

A. If any provision of this Covenant is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

9. Recordation

A. This Covenant shall be recorded in the Official Records of the County of Los Angeles and shall become effective upon recordation.

10. Exhibit

A. Exhibit A – Aerial Map and Legal Description of the Property

IN WITNESS WHEREOF, the City of Montebello has executed this Covenant as of the date first written above.

CITY OF MONTEBELLO

a municipal corporation

By: _____

Name: Raul Alvarez

Title: City Manager

ATTEST:

By: _____

City Clerk

APPROVED AS TO FORM:

By: _____

City Attorney

NOTARY ACKNOWLEDGMENT

(A notary acknowledgment in the form required by California law shall be attached.)

EXHIBIT A

AERIAL MAP AND LEGAL DESCRIPTION OF PROPERTY

TR=10034 Portion of Lot A and All of Lots 378, 379, 380, 381, 382, 383, and 384
890 Via San Clemente, Montebello, California 90640
(Portion of Los Angeles County Assessor's Parcel No. 5267-010-908)

CALIFORNIA 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 Los Angeles }

On April 28, 2026 (Date) before me, Kimberly Guillen Martinez, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Raul Alvarez, City Manager (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.

KIMBERLY GUILLEN MARTINEZ
Notary Public - California
Los Angeles County
Commission # 2456862
My Comm. Expires Aug 1, 2027

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 _____
Signature of Notary Public

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STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

April 7, 2026

Mayor Georgina Tamayo
Mayor Pro Tem Danielle Romero
Council Members Scarlet Peralta, Ric Alonzo, and Salvador Melendez
City of Montebello
1600 W. Beverly Blvd
Montebello, CA 9060

Dear Mayor Georgina Tamayo, Mayor Pro Tem Danielle Romero, and Council Members Scarlet Peralta, Ric Alonzo, and Salvador Melendez

RE: City of Montebello Failure to Adopt Required Housing Element Rezones– Notice of Potential Violation

This letter is a follow-up to our previous October 17, 2025, Corrective Action Letter outlining the City's failure to complete required housing element rezones by the statutory deadline of February 12, 2025. The California Department of Housing and Community Development (HCD) understands that on March 25, 2026, the City Council of the City of Montebello (City) approved revisions to zoning text amendments and zoning map amendments that exclude a site required to meet the City's sixth cycle Regional Housing Needs Allocation (RHNA) shortfall. HCD also understands that these revisions will be considered for final adoption at a City Council meeting on April 8, 2026. The purpose of this letter is to inform the City that adoption of these proposed revisions would result in a violation of State Housing Element Law[1] and immediate revocation of the City's housing element compliance.

Under Government Code section 65585, subdivision (i)(1)(A), HCD has the authority to review any action or failure to act that it determines to be inconsistent with either an adopted housing element or Government Code section 65583 and to issue written findings of such noncompliance. Additionally, HCD must notify a local government when that local government takes actions that violate Government Code section 65583 and may refer such violations to the California Office of the Attorney General.[2]

Background

On July 11, 2022, HCD found the City's housing element in substantial compliance with Housing Element Law. HCD based its compliance finding on, among other things, a commitment to implement housing element Programs 6 and 11. These programs

[1] Gov. Code, § 65585.
[2] Gov. Code, § 65585, subds. (i)(1)(A) and (j).

committed to rezone adequate sites to satisfy the City's RHNA shortfall and allow by-right processing of sites identified in previous housing elements by the statutory deadline of February 12, 2025.[3] On October 17, 2025, HCD sent a Corrective Action Letter to the City outlining the City's failure to complete the rezones by the statutory deadline. The City responded to that letter on November 5, 2025, outlining a commitment to complete all required rezones by the first quarter of 2026. That commitment date has passed.

HCD understands actions to complete required rezonings to accommodate the City's RHNA shortfall as outlined in Housing Element Program 6 (Adequate Sites to Accommodate the RHNA) and Program 11(Objective Design Standards, Approvals By-Right, and Administrative Approvals) were approved by City Council upon first reading on February 27, 2026, and were due to be adopted through a second reading on March 11, 2026. However, at the March 11, 2026 City Council meeting, City Council voted to table the matter of approving the rezones until March 25, 2026 to give City staff time to address community concerns regarding the proposed rezoning of 801-901 North Garfield Avenue (APN 5267-010-907). At the March 25, 2026 City Council meeting, despite recommendations made by City staff, the City Council approved zoning code and zoning map amendments excluding the 801-901 North Garfield Avenue site. Absent the rezoning of this site to allow densities anticipated in the City's housing element, the City will have a RHNA shortfall of 190 lower income units and 127 moderate-income units.

Consequences of Noncompliance

Consequences apply if the City does not have a housing element in substantial compliance with Housing Element Law. First, noncompliance results in ineligibility or delay in receiving state funds that require compliant housing, including, but not limited to, the following:

- Permanent Local Housing Allocation Program
- Local Housing Trust Fund Program
- Infill Infrastructure Grant Program
- Senate Bill 1 Caltrans Sustainable Communities Grants
- Affordable Housing and Sustainable Communities Program

Second, under the Housing Accountability Act, jurisdictions that do not have a substantially compliant housing element are subject to the Builder's Remedy.[4]

[3] Gov. Code, § 65583.4, subd. (a).
[4] Gov. Code, § 65589.5, subds. (d)(6), (f)(6), and (h)(11).

In addition, HCD may notify the California Office of the Attorney General.[5] Furthermore, state law provides for court-imposed penalties for persistent noncompliance, including enhanced financial penalties. Government Code section 65585, subdivision (l)(1), establishes a minimum fine of $10,000 per month, up to $100,000 per month for jurisdictions that fail to comply with a court order to bring its housing element into compliance. If a jurisdiction remains noncompliant, a court may multiply those penalties by a factor of three and then six, depending on the duration of the continued noncompliance.[6] If a jurisdiction fails to comply after six months from the imposition of fees, the court may also appoint a receiver.[7]

Finally, in any action brought by the Attorney General or HCD to enforce the adoption of housing element revisions, jurisdictions are subject to additional fines of between $10,000 and $50,000 per month for each violation, accrued from the date of the violation until the date the violation is cured, including investigation costs, expert fees, attorneys' fees, costs, and any other relief the court deems appropriate.[8]

Conclusion

If City Council adopts rezoning documentation that fails to address the City's RHNA at all income levels, HCD will issue a letter revoking the City's housing element compliance for failure to adopt required housing element rezones within the required statutory time frame, as outlined in our October 17, 2025 Corrective Action Letter to the City.[9] HCD encourages City Council to follow the recommendations of City staff and adopt the ordinances that were approved upon first reading on February 27, 2026. Once adopted, the City must submit these documents to HCD for review to ensure compliance with State Housing Element Law.

If you have any questions or would like to discuss the contents of this letter, please contact Reid Miller at Reid.Miller@hcd.ca.gov.

Sincerely,

Melinda Coy
Housing Accountability Unit Chief

[5] Gov. Code, § 65585, subd. (j).
[6] Gov. Code, § 65585, subds. (l)(2) and (3).
[7] Gov. Code, § 65585, subd. (l)(3)(B).
[8] Gov. Code, § 65009.1, subd. (a).
[9] Gov. Code, § 65583.4, subd. (a), Gov. Code, § 65585, subd. (i)(1)(C).

MONTEBELLO

CITY OF MONTEBELLO
PLANNING & COMMUNITY DEVELOPMENT

JOSEPH PALOMBI, Director

November 5, 2025

VIA EMAIL AND U.S. MAIL

Melinda Coy, Housing Accountability Unit Chief
California Department of Housing and Community Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: Response to Corrective Action Letter – City of Montebello Housing Element Implementation (Programs 6 and 11)

Dear Ms. Coy:

This communication is intended to respond to the California Department of Housing and Community Development's (HCD) Corrective Action Letter dated October 17, 2025, regarding implementation of Housing Element Programs 6 (Adequate Sites to Accommodate the RHNA) and 11 (Objective Design Standards, Approvals By-Right, and Administrative Approvals).

The City of Montebello (City) acknowledges that the statutory deadline of February 12, 2025, for completing the rezoning actions outlined in these programs has not yet been fully met. However, significant progress has been made, and the work is actively underway. The delay in achieving full compliance is primarily due to the sequencing of major long-range planning efforts, as well as staffing and workload constraints.

Specifically, the City's Housing Element was approved by HCD in July 2022, separate and independent from the Comprehensive General Plan Update, which had not been revised in over 50 years and was subsequently adopted in April 2024 in conjunction with the Downtown Montebello Specific Plan. The City advanced its Housing Element early to maintain compliance with State Housing Law and eligibility for funding programs, while simultaneously dedicating extensive resources to the comprehensive General Plan update and accompanying Downtown Montebello Specific Plan. This sequencing was intentional to ensure that rezoning actions required under Programs 6 and 11 would be fully aligned with the new long-term policy framework considering that any potential inconsistencies between the City's Housing Element, the Downtown Montebello Specific Plan, and the comprehensive General Plan update could create confusion and have unintended consequences that might discourage housing development in the City.

Since adoption, the City's award-winning General Plan and Downtown Montebello Specific Plan have positioned Montebello as a regional catalyst for housing production, smart growth, and economic revitalization. These plans provide a clear, community-driven vision for sustainable development that is now producing tangible results:

- **Cesar Chavez Affordable Housing Project**: Completed in 2024, the Vista de J.J. Rodriguez development is a 100-percent affordable housing project that delivered 63 new rental units serving a range of income levels. The project is now fully occupied and represents a significant step toward meeting the City's lower-income RHNA allocation while enhancing access to quality, affordable housing in the community.
- **Downtown Housing Growth**: The City recently delivered 143 new residential units, including a balanced mix of market-rate and affordable units, with an additional 252 units currently in the development pipeline pursuant to the recently approved Downtown Montebello Specific Plan. These projects directly implement the land use strategies envisioned in the adopted plans and support regional housing goals.
- **Metro Heights Master-Planned Community**: The Metro Heights at Montebello Hills project completed Phase A in 2024, delivering 349 new homes, with Phase B under construction to add 851 additional units in late 2026. This master-planned development represents a major contributor to the City's RHNA progress and long-term fiscal stability.
- **Transit-Oriented Development (TOD)**: Using a Caltrans grant, the City is advancing the Washington Corridor Transit-Oriented Communities Multi-Modal Specific Plan, which explores higher-density and mixed-use development near the future Metro light rail station at Washington Boulevard and Greenwood Avenue. This effort reflects the City's commitment to aligning housing production with regional mobility and sustainability goals.
- **Economic Development Synergy**: Montebello's "Open for Business" approach has generated significant private-sector investment and mixed-use development interest since 2022. Major additions include Topgolf (opened May 2024), Tesla (opened November 2024), Ace Hardware (opened January 2025), Hobby Lobby (opening Spring 2026), and multiple new small businesses and restaurants along Whittier Boulevard. This momentum demonstrates the City's economic vitality, which directly supports the creation of livable, mixed-income communities envisioned in its Housing Element.

These results illustrate that the City's housing and economic strategies are working in concert to expand housing opportunities, strengthen the tax base, and create the conditions for sustained, balanced growth.

Progress Toward Implementation of Programs 6 and 11

To ensure full compliance with State Housing Element Law, the City has continued to advance implementation of the rezoning and by-right approval programs as follows:

1. Program 6 – Adequate Sites to Accommodate the RHNA

- In furtherance of Montebello's intent to provide adequate sites to accommodate its RHNA, the Downtown Montebello Specific Plan, approved in April 2024, rezoned approximately 80 acres in downtown Montebello for high-density (40-100 units per acre) mixed-use development. The City is currently circulating a Notice of Availability for approximately 1.57 acres of City-owned land located within the Specific Plan area. The Downtown Montebello Specific Plan administratively allows for a realistic capacity of approximately **4,160 net new residential units**. This figure is based on 75% of the median allowable density under the Specific Plan. Specifically, the median density permitted is 70 units per acre, and using 75% of this value yields a practical density of 52 units per acre, which was applied to estimate the total realistic residential capacity. This density is sufficient to accommodate at least 75% of the City's 5,186-unit RHNA allocation under the 6th Cycle Housing Element, in accordance with California Government Code Section 65583(f), which allows for a one-year extension to complete the required rezoning.
- Regarding completed projects, the City successfully sold City-owned property to the Cesar Chavez Foundation and facilitated the approval of the necessary rezoning and entitlements for the construction of a 132-unit mixed-use project, including 63 units that are 100% affordable for victims of domestic violence and lower-income households. The first phase of the project opened to new residents in January 2024 and is currently 100% occupied. According to the Cesar Chavez Foundation, Phase two is expected to break ground in 2026 and will include the remaining residential units. This project is listed as Site Inventory Pipeline Units No. 11 (112-132 6th Street, 501-525 W. Whittier Blvd.) in the City's Housing Element.
- The City also facilitated the successful completion of the necessary zoning and entitlement approvals for the construction of 156 residential dwelling units, including 32 residential units dedicated to affordable households at the lower-income levels for Site Inventory Pipeline Units No. 10 (116, 128, 129, 133, 136 N. Poplar Avenue) included in the City's Housing Element.
- Additionally, Site Inventory Pipeline Units No. 12 (2000 Flotilla Street), which includes 30 Tiny Homes, is currently in operation providing housing along with wraparound services for formerly unhoused people. This housing is currently located on City-owned property and managed by Montebello's Community

Assisting People (MCAP) Program administered under the Montebello Fire Department.

- In December 2022, the City issued Request for Proposals (RFP) No. 23-4, with a deadline for responses of February 2, 2023. The City received three proposals, including one that features a proposed mixed-use project with up to 1,200 residential units in connection with the RFP. Due to internal administration changes in 2023, staff temporarily paused this process. With the subsequent focus on approvals associated with the Comprehensive General Plan Update, Downtown Montebello Specific Plan, and Bicycle Master Plan, the City is now reengaging this process to ensure the housing opportunity site (Site Inventory Pipeline Units Site No. 8, 805-865 N. Garfield Avenue) at the City-owned Montebello Golf Course remains a priority. It is anticipated that a final proposal will be ready for City Council consideration in 2026.
- With regard to rezoning on City-controlled land, pursuant to Montebello Municipal Code (MMC) Section 17.02.030, the zoning regulations contained in the MMC do not apply to City-owned or leased property. Nevertheless, in addition to exploring opportunities for residential development on properties such as the City-owned surface parking areas in Downtown Montebello, the City's Planning Department is working diligently to rezone the remaining City-owned shortfall sites, including the golf course property pursuant to RFP No. 23-4, as previously mentioned, and anticipates formally initiating a new Citywide Zoning Map and Zoning Code amendments during the first quarter of 2026.
- The Planning Department is also working closely with its consultant, The Arroyo Group, on the draft zoning text amendments and site capacity analyses that demonstrate sufficient density along Washington Blvd. pursuant to a Transit-Oriented Development and Multimodal Connectivity Specific Plan ("TODMCSP") to accommodate the City's RHNA needs. The proposed rezone associated with the TODMCSP is projected to accommodate approximately 14,000 new residential dwelling units.

2. Program 11 – Objective Design Standards, Approvals By-Right, and Administrative Approvals

- The City has prepared draft Objective Design Standards (ODS) in parallel with the Washington Corridor Specific Plan, establishing a framework for streamlined, by-right residential and mixed-use approvals consistent with Government Code section 65583.2(c).
- City Council consideration of the ODS is planned for March 2026, following the adoption of the rezoning program to maintain consistency between zoning and design standards.

3. Implementation Resources and Commitment

- The City has augmented Planning Division capacity through staffing additions and consultant support to accelerate administrative processing as well as CEQA compliance.
- Community engagement workshops are underway along with community outreach sessions to ensure transparency and public participation.
- If needed, the City will submit quarterly progress updates to HCD beginning January 2026 and will remain in regular communication with HCD staff throughout implementation.

The intent of California Housing Element Law is to promote positive outcomes for communities by ensuring adequate housing supply and supporting sustainable growth. Montebello has demonstrated that it is actively working toward fulfilling its RHNA obligations, including both affordable and market-rate units, despite the challenges presented by the current economic climate in California. The City's coordinated planning, housing production, and supportive economic development initiatives illustrate a strong commitment to achieving meaningful results for residents while maintaining fiscal and community stability.

Montebello's coordinated planning, housing production, and economic development achievements demonstrate a strong commitment to advancing the goals of State Housing Law. The City respectfully requests that HCD continue to recognize its Housing Element as being in substantial compliance, given the demonstrable progress, established adoption schedule, and the City's proven track record of facilitating housing production and investment consistent with the adopted General Plan.

We look forward to continued collaboration with HCD and appreciate your ongoing partnership and guidance. Please contact me at (323) 887-1200, extension 1598, or via email at jpalombi@montebelloca.gov if you have any questions or wish to schedule a meeting to discuss next steps.

Sincerely,

Joseph Palombi, Director
Planning and Community Development

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
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October 17, 2025

Joseph Palombi, Director
Planning and Community Development
City of Montebello
1600 W. Beverly Boulevard
Montebello, CA 90640

RE: City of Montebello's Housing Element Implementation – Corrective Action Letter

Dear Joseph Palombi:

The California Department of Housing and Community Development (HCD) has reviewed the City of Montebello's (City) obligations under the housing element and hereby issues its written findings that the City has failed to implement Program 6 (Adequate Sites to Accommodate the RHNA) and Program 11 (Objective Design Standards, Approvals By-right, and Administrative Approvals) to rezone adequate sites to satisfy its RHNA shortfall and to allow by-right processing of sites identified in previous housing elements pursuant to Government Code section 65583.2, subdivision (c).

HCD requests that the City review this correspondence and provide a written response to these findings within 30 days and no later than November 17, 2025. HCD will review and consider the City's written response before taking any action authorized by Government Code section 65585, subdivisions (i) and (j). As noted below, such action could include revoking HCD's finding that the City's housing element is in substantial compliance with Housing Element Law and/or referral to the Office of the Attorney General.

State Housing Element Law

HCD must review any action or failure to act by a local government that it determines to be inconsistent with an adopted housing element or section 65583 generally, and it must issue written findings to the local government accordingly.[1] HCD must give the City a reasonable time, no longer than 30 days, to respond to these findings.[2] If HCD does not receive a written response from the City within 30 days, or the response does not demonstrate that the program action has been implemented, then HCD will revoke

[1] Gov. Code, § 65585, subd. (i)(1)
[2] Gov. Code, § 65585, subd. (i)(1)(A)

its findings that the City's housing element substantially complies with Housing Element Law.[3]

Additionally, HCD may notify the California Office of the Attorney General when a local government takes actions that are inconsistent with an adopted housing element or Government Code sections 65583 and 65915, among other laws.[4]

Findings

On July 11, 2022, HCD found the City's housing element in substantial compliance with Housing Element Law. HCD based its compliance finding on, among other things, a commitment to implement housing element Programs 6 and 11. These programs committed to rezone adequate sites to satisfy its Regional Housing Needs Allocation (RHNA) shortfall and allow by-right processing of sites identified in previous housing elements by the statutory deadline of February 12, 2025.[5]

On March 17, 2025, HCD sent the City a Letter of Inquiry requesting an update on the City's progress implementing rezone actions on Programs 6 and 11. The City provided a written response on March 27, 2025, stating that due to current staffing levels within the City's Planning Division, required rezoning actions would not be completed until April of 2026.

Based on the submitted timeline, HCD finds that the City has failed to implement this required rezone program action within the statutorily required timeframe.

Next Steps

HCD provides the City until November 17, 2025, to send a written response to these findings. If you have questions, need additional information, or wish to schedule a meeting, please contact Reid Miller, at Reid.Miller@hcd.ca.gov.

Sincerely,

Melinda Coy
Housing Accountability Unit Chief

[3] Gov. Code, § 65585, subd. (i)(1)(B)
[4] Gov. Code, § 65585, subd. (j)
[5] Gov. Code, § 65583.4, subd. (a)

ITEM # 12

APPROVAL OF PROCLAMATION: NATIONAL PET MONTH

CITY OF

Montebello

PROCLAMATION

PROCLAIMING MAY 2026 AS NATIONAL PET MONTH

WHEREAS, pets enrich the lives of millions of individuals and families by providing companionship, comfort, loyalty, and emotional support; and

WHEREAS, responsible pet ownership promotes compassion, kindness, and respect for animals while strengthening the bond between people and their pets; and

WHEREAS, National Pet Month is recognized each year to celebrate the important role pets play in our homes and communities and to encourage responsible pet care, adoption, and animal welfare awareness; and

WHEREAS, the City of Montebello recognizes the efforts of local animal shelters, rescue organizations, veterinarians, volunteers, and pet advocates who work tirelessly to protect and care for animals in need; and

WHEREAS, the City encourages residents to support pet adoption, provide proper nutrition and veterinary care, license and vaccinate their pets, and ensure animals are treated with dignity and compassion; and

WHEREAS, pets contribute positively to the health and well-being of residents by reducing stress, encouraging physical activity, and fostering a sense of connection and community; and

WHEREAS, National Pet Month serves as an opportunity to raise awareness about the many animals in shelters awaiting loving homes and to promote responsible and lifelong pet ownership; and

NOW, THEREFORE, I, Mayor Georgina Tamayo, on behalf of the City Council of the City of Montebello, do hereby proclaim May 2026 as "National Pet Month" in the City of Montebello, and encourage all residents to celebrate the joy pets bring to our lives, support local animal welfare efforts, and promote responsible pet ownership throughout the community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Montebello to be affixed this 13 of May 2026.

Georgina Tamayo
Mayor

May 13, 2026

MONTEBELLO

ITEM # 13

APPROVAL OF PROCLAMATION: NATIONAL BIKE MONTH

CITY OF

Montebello

PROCLAMATION

PROCLAIMING MAY 2026 AS NATIONAL BIKE MONTH

WHEREAS, the City of Montebello recognizes the bicycle as an affordable, healthy, sustainable, and environmentally friendly mode of transportation and recreation that benefits individuals, families, and the community as a whole; and

WHEREAS, bicycling promotes physical fitness, reduces traffic congestion, improves air quality, and contributes to a cleaner and more livable community; and

WHEREAS, National Bike Month, established by the League of American Bicyclists, is celebrated each May to encourage residents of all ages to experience the many benefits of bicycling and to promote bicycle safety and awareness; and

WHEREAS, the City of Montebello supports efforts to improve bicycle safety, accessibility, and infrastructure, while encouraging residents to consider bicycling for transportation, recreation, and community engagement; and

WHEREAS, the City acknowledges the importance of educating motorists, bicyclists, and pedestrians on sharing the road responsibly and respectfully to help create safer streets for everyone; and

WHEREAS, National Bike Month provides an opportunity for the community to participate in local rides, educational programs, and activities that encourage healthy lifestyles and environmental stewardship; and

NOW, THEREFORE, I, Mayor Georgina Tamayo, on behalf of the City Council of the City of Montebello, do hereby proclaim May 2026 as "National Bike Month" in the City of Montebello, and encourage all residents to celebrate by safely enjoying bicycling activities and supporting efforts to create a healthier, safer, and more sustainable community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Montebello to be affixed this 13 of May 2026.

Georgina Tamayo
Mayor

May 13, 2026

MONTEBELLO

ITEM # 14

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

SUBJECT: **APPROVE SUBMISSION OF AN APPLICATION FOR THE CALIFORNIA INTERAGENCY COUNCIL ON HOMELESSNESS (CAL ICH) ENCAMPMENT RESOLUTION FUNDING PROGRAM ROUND 5, ROLLING APPLICATION (ERF-5-R)**

DATE: May 13, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Approve submission of a grant proposal for the Notice of Funding Availability (NOFA) for the California Interagency Council on Homelessness (Cal ICH) Encampment Resolution Funding Program, Round 5, Rolling Application (ERF-5-R); and
2. Take such additional, related action that may be desirable.

FISCAL IMPACT:

The California Interagency Council on Homelessness (Cal ICH) Encampment Resolution Funding Program, Round 5, Rolling Application (ERF-5-R), released a Notice of Funding Availability (NOFA) for submitting a competitive grant application. Should the grant application be successful, the City will be funded for two (2) years. If a grant is awarded, staff will return to the City Council to request the appropriation of funds and amendment of the budget.

BACKGROUND/DISCUSSION:

The California Interagency Council on Homelessness (Cal ICH) was created in 2017 to oversee the implementation of Housing First policies, guidelines, and regulations to reduce the prevalence and duration of homelessness in California. Cal ICH's mission is to develop policies and to identify and coordinate resources, benefits, and services to prevent and work towards ending homelessness in California.

A Notice of Funding Availability (NOFA) was released on March 27, 2026 (Attachment A) and makes remaining funds available for award through a rolling application process (ERF-5-R). Applications will be accepted on a rolling basis until June 30, 2026, or until funds are depleted, whichever occurs first. Up to 50% of appropriated funds will be prioritized for proposals serving people living in encampments on State rights-of-way.

ERF Round 5 is authorized under Chapter 7 (commencing with Section 50250) of Part 1 of Division 31 of the Health and Safety Code. The $100 million for ERF Round 5 was appropriated by Statutes of 2025, chapter 5, section 86 (the "2025 Budget Act"), which was signed into law by Governor Gavin Newsom on June 27, 2025. Appendix A contains key statutes that support ERF implementation and guidance, and Appendix B contains the 2025 Budget Act.

A total of $93 million is being made available in the current NOFA, with $7 million allocated to state administration and to fund a partial award from a prior round. ERF was established to increase collaboration between Cal ICH, local jurisdictions, and continuums of care (CoCs) for the following purposes:

- Assist local jurisdictions in ensuring the safety and wellness of people experiencing homelessness in encampments.
- Provide encampment resolution grants to local jurisdictions and a continuum of care to address critical encampment concerns and help individuals transition into safe, stable housing.
- Encourage a data-informed, coordinated approach to address encampment concerns.

ERF Round 5 will fund actionable, person-centered, local proposals that meet the latest NOFA's threshold requirements for providing stable housing and addressing the immediate health and safety needs of individuals residing in specific encampments. Proposals must seek to resolve targeted experiences of unsheltered homelessness by addressing the safety and wellness of people within encampments, resolving critical encampment concerns, and transitioning individuals into an interim shelter with clear pathways to permanent housing or directly into permanent housing, using data-informed, non-punitive, low-barrier, person-centered, Housing First, and coordinated approaches. Proposals may bolster existing, successful models and/or support new approaches that provide safe, stable, and ultimately permanent housing for people experiencing homelessness in encampments.

The Montebello Fire Department will submit a proposal seeking funding for capacity building. The goal will be to expand the Montebello Community Assistance Program

(MCAP) and the “You are Home Initiative” by continuing to provide an evidence-based program model and increasing housing inventory through a Landlord Engagement Program that will support and protect landlords and provide relevant, responsive services to unhoused individuals. Activities will support efforts to protect the health, safety, and well-being of individuals living in encampments and continue to support enrollment in medical care as a preventive measure. This aligns with recent efforts around the Operation Stay Safe Project to support the bridge to housing opportunities.

ENVIRONMENTAL:

This item is not subject to the California Environmental Quality Act (CEQA) under 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 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 will have a significant adverse environmental effect, it is exempt from CEQA.

ANALYSIS:

The latest homeless count (2026) identified 122 homeless individuals in Montebello, though anecdotally, the number is estimated to be higher due to difficulties with accurately counting homeless individuals. Specifically, many of Montebello's homeless individuals live along the banks of the Rio Hondo River, which is dense with vegetation and hard to reach in some locations, making counting and assisting the City's homeless a logistical challenge.

The People Experiencing Homelessness (PEH) served by the Montebello Community Assistance Program (MCAP) range in age from 16 to 80. Approximately 90% of the PEH have mental health issues, and 70% have addiction issues. The vast majority of PEH are particularly vulnerable due to myriad health issues: heart problems, blood pressure issues, blood clots, convulsions, brain damage, confusion/disorientation, and much more.

The recently released "From Data to Action: Lives Lost: Mortality Trends and Prevention Opportunities for People Experiencing Homelessness in LA County 2015-2024 Report" (March 2026), in 2024, the annual all-cause mortality rate among PEH in LA County decreased by 10%, and the total number of deaths decreased by 300, from 2,508 to 2,208. Homelessness is not limited to any one group —life events such as job loss, illness, or family crisis can put anyone at risk. So, by establishing protections for the health and well-being of people experiencing homelessness, safeguards are created for anyone who may someday find themselves in a similar situation, building a stronger safety network and a supportive community for all.

SUMMARY:

It is recommended that the City Council approve submission of a grant proposal for the

California Interagency Council on Homelessness Encampment Resolution Funding Program, Round 5, Rolling Application (ERF-5-R).

ATTACHMENT(S)

1. Attachment A - Encampment Resolution Funding Program Round 5 NOFA

Encampment Resolution Funding Program
Round 5

Notice of Funding Availability (NOFA)

Gavin Newsom, Governor
State of California

Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director
California Department of Housing and Community Development

651 Bannon Street, Suite 400
Sacramento, CA 95811
Telephone: (916) 263-6928

Website: https://www.hcd.ca.gov
ERF Website: Encampment Resolution Funding (ERF) Program | California Department of Housing and Community Development
ERF Round 5 Program Email: HPDHomelessnessGrants@hcd.ca.gov

March 27, 2026

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I. OVERVIEW

The California Department of Housing and Community Development (HCD or Department) is pleased to announce the availability of Encampment Resolution Funding (ERF) Program Round 5 (ERF Round 5) grant funding. Pursuant to Health and Safety Code (HSC) section 50251, ERF was established to increase collaboration between the Department, local jurisdictions, and continuums of care (CoCs) for the following purposes:

- Assist local jurisdictions in ensuring the safety and wellness of people experiencing homelessness in encampments.
- Provide encampment resolution grants to local jurisdictions and continuums of care to resolve critical encampment concerns and transition individuals into safe and stable housing.
- Encourage a data-informed, coordinated approach to address encampment concerns.

This NOFA makes $93 million available to California cities, counties, and CoCs in FY 25-26 for awards through a rolling application process. Applications will be accepted on a rolling basis until June 30, 2026, or until funds are depleted, whichever occurs first. Pursuant to the requirement set forth in the authorizing statute, up to 50 percent of funds will be prioritized for proposals that serve people living in encampments on State right-of-way (SROW).

A. Authorizing Statute

ERF Round 5 is authorized under Chapter 7 (commencing with Section 50250) of Part 1 of Division 31 of the Health and Safety Code. The $100 million for ERF Round 5 was appropriated by Statutes of 2025, chapter 5, section 86 (the "2025 Budget Act"), which was signed into law by Governor Gavin Newsom on June 27, 2025. Appendix A contains key statutes that support ERF implementation and guidance, and Appendix B contains the 2025 Budget Act. $93 million is being made available in this NOFA, with $7 million allocated to state administration and to fund a partial award from a prior round. More detail is included in Section I.D, Available Funds.

Pursuant to the authorizing statute, up to 50 percent of the funds authorized for ERF Round 5 shall be prioritized for Local Jurisdictions with proposals that address encampments on SROW as defined by HSC section 50250(m).

HSC section 50251(e) provides that the Department "may adopt regulations to implement this chapter. The adoption, amendment, or repeal of a regulation authorized by this subdivision is hereby exempted from the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code)." This NOFA establishes the Department's guidelines for ERF Round 5, including the terms, conditions,

forms, procedures, and other mechanisms that the Department deems necessary to administer ERF Round 5. The guidelines contained in this NOFA are adopted as if they have the "dignity of statutes." (Ramirez v. Yosemite Water Company, Inc. (1999) 20. Cal. 4th 785, 799.)

B. Purpose and Program Objectives

ERF Round 5 will fund actionable, person-centered, local proposals that meet this NOFA's threshold requirements to provide stable housing and address the immediate health and safety needs of the individuals residing in specific encampments. Proposals must seek to resolve targeted experiences of unsheltered homelessness by addressing the safety and wellness of people within encampments, resolve critical encampment concerns, and transition individuals into interim shelter with clear pathways to permanent housing or directly into permanent housing, using data-informed, non-punitive, low-barrier, person-centered, Housing First, and coordinated approaches.

Proposals may bolster existing, successful models and/or support new approaches that provide safe, stable, and ultimately permanent housing for people experiencing homelessness in encampments.

C. Application Timeline

The ERF Round 5 application will be made available by the Department upon release of this NOFA and will remain open for the first application window until June 30, 2026. If all program funds have not been awarded through the first application window, a second application window will remain open until October 31, 2026.

Applications will be reviewed in batches as displayed in the table below.

ERF Round 5 Application Events	Responsible Party	Estimated Date(s)
NOFA Release Date	HCD	3/27/2026
Application Release Date	HCD	3/27/2026
NOFA Walkthroughs (Webinars)	HCD	4/13/26, 4/23/26, 4/29/26
Application Submission through Window #1	Applicant	4/3/26 - 6/30/26
Review of Window #1 Applications	HCD	7/1/26 - 8/31/26
Window #1 Awards	HCD	September 2026
Application Submission through Window #2 (dependent on availability of funds)	Applicant	9/1/26 - 10/31/26
Review of Window #2 Applications (dependent on availability of funds)	HCD	11/1/26 - 1/8/27

Window #2 Awards	HCD	January 2027

HCD staff will host virtual webinars on Zoom to walk through this NOFA and the application requirements on the following dates:

- April 13, 2026, 1:00pm – 4:00pm
  https://hcd-ca-gov.zoom.us/webinar/register/WN_3BoVs9ltQoSC02Cc2CeOtQ
- April 23, 2026, 9:00am – 12:00pm
  https://hcd-ca-gov.zoom.us/webinar/register/WN_ngUAyJcFSACTCPeCbgZpTQ
- April 29, 2026, 9:00am – 12:00pm
  https://hcd-ca-gov.zoom.us/webinar/register/WN_P7SB4CSKRB-8DzImooD4Fg

Questions may be submitted to hpdhomelessnessgrants@hcd.ca.gov, with the subject line "ERF Round 5," for the duration of the application period. HCD will also respond to common inquiries in formats directed to the entire eligible applicant pool (i.e., NOFA Walkthroughs, Frequently Asked Questions (FAQ) documents, Monthly Office Hours, etc.).

D. Available Funds

The Legislature appropriated $100 million to fund ERF Round 5, less $4.9 million allocated to the Department for program administration and $2.1 as a partial award to a prior round grantee, pursuant to the requirement set forth in HSC section 50252.1(b). This NOFA makes $93 million available for award to cities, counties, and CoCs.

Summary of ERF Round 5 Funding

Category	Amount
Total FY 25-26 Funding	$100 million
Partial Award to Prior Funding Round ERF 4 Lookback	$2.1 million
Program Administration	$4.9 million
ERF Round 5 – Made Available in the NOFA	**$93 million**

II. ELIGIBILITY REQUIREMENTS

A. Eligible Applicants

Eligible Applicants for ERF Round 5 program funds are the same as in previous Rounds of ERF, which include:

- Local Jurisdiction – as defined in HSC section 50250(j), means a city, including a charter city, a county, including a charter county, or a city and county.

- Continuum of Care (CoC) – as defined in HSC section 50250(d), “continuum of care” has the same meaning as in Section 578.3 of Title 24 of the Code of Federal Regulations.

Per authorizing statute (see Appendix B), local jurisdictions have priority to apply for ERF Round 5 to address encampments on the SROW over CoC applicants.

B. Eligible Population to Serve

ERF Round 5 funds may only be used for proposals that connect people experiencing unsheltered homelessness either to interim shelter with clear pathways to permanent housing or directly to permanent housing.

C. Prioritizing Encampment Sites to Address

“Encampment” generally refers to any location where multiple individuals experiencing unsheltered homelessness have established a place of residence, and where the ongoing presence and conditions of the site result in sustained or significant impacts to health, safety, public access, or infrastructure. Encampments may exist on public or private land and are typically characterized by the presence of personal belongings, makeshift or semi-permanent structures, and repeated or prolonged habitation.

The defining criteria of an encampment are not based on the number of occupants, but on the degree of impact on:

- The individuals residing in the encampment, including exposure to environmental hazards, violence, or lack of access to services and housing;

- The surrounding community, including limitations to public access, increased health and safety risks, or strain on public systems; and

- Critical infrastructure and natural resources, including blocked rights of way, degraded environmental conditions, or damage to public property.

ERF Round 5 is not intended to fund a community-wide encampment resolution program. Applications may propose to serve a single individual encampment, or an encampment zone of multiple encampments that meets all three conditions listed below. Applicants must provide justification for the prioritization of the specific encampment, encampment zone(s), or scattered sites proposed to be served. If an applicant proposes to prioritize multiple encampments (encampment zone), the encampments may only be addressed through a single application if all of the following apply:

1. There is a single justification for prioritizing the encampments,

2. The demographics and service needs of the residents of the encampments are sufficiently similar, and

3. The same set of services, and service providers, including outreach, interim and permanent housing programs, will be used to serve and house the individuals in the encampments.

Applicants must prepare a separate application for each encampment that does not meet the requirements of (1) – (3).

D. Compliance with State Encampment Guidance

City and county applicants must identify whether they have a current and formal policy and/or ordinance to address encampments that fully complies with the California Interagency Council (Cal ICH) Guidance on Addressing Encampments (see Appendix D for a list of all components in the state guidance). To meet this requirement, applicants may submit internal standard operating procedures, staff training materials, and/or scope of work language from service or housing provider contracts that substantiate the jurisdiction meets all components required in the state guidance.

Applicants that are CoCs must identify whether the encampment policies or ordinances of the city and/or county in which the specific encampment, encampment zone(s), or scattered sites are located is fully compliant with the state guidance. Inclusion of the policy(ies) or ordinance(s) depends on the local authorities that oversee encampment operations.

1. **City and county applicants** must provide the policy, ordinance, or any other documentation that substantiates the jurisdiction follows all components set forth in the state guidance.
   a. If there is no policy or ordinance to address encampments, or if the encampment policy is not fully compliant with state guidance, the city and county applicant(s) must provide a timeline by which it will adopt or update the policy or ordinance to come into compliance with state guidance within three months of award. If the jurisdiction does not adopt a fully compliant policy within three months of award, the award may be rescinded and funds awarded to the next eligible applicant.

2. **CoC applicants** must provide the policy, ordinance, or any other documentation that substantiates the city and/or county in which the encampment is located follows all components set forth in the state guidance.
   a. If there is no policy or ordinance to address encampments in the city and/or county in which the encampment is located, or if the encampment policy is not fully compliant with state guidance, CoC applicants must ensure the letter(s) of support from the jurisdiction(s) in which the encampment is located includes a commitment to adopting a fully

compliant policy within three months of award. If the jurisdiction does not adopt a fully compliant policy within three months of award, the award may be rescinded and funds awarded to the next eligible applicant.

On May 12, 2025, the Governor released a Model Encampment Ordinance. Adopting a local ordinance that is consistent with all core aspects of the Model Encampment Ordinance would be compliant with Cal ICH's guidance and satisfy the ERF Round 5 NOFA requirements. The Model Ordinance outlines that it is "intended to provide a starting point that jurisdictions may build from and adjust in creating their own policies…[but] is not intended to be comprehensive or to impose a one-size-fits-all approach for every [jurisdiction]." As such, the Model Ordinance is a valuable tool for Eligible Applicants to use in developing their own encampment policy, but an encampment policy may still be compliant with Cal ICH's guidance if it diverges in some ways from this Model Ordinance.

III. ELIGIBLE USES

All applications and proposed eligible uses must advance the ERF Round 5 Purpose and Program Objectives set forth in Section I.B of this NOFA. Proposal design may include any combination of the following Eligible Use Categories outlined in the table on the following page:

Eligible Use Category	Eligible Uses	Eligible Use Examples
Permanent Housing	Delivery of Permanent Housing	Delivery of permanent housing and innovative housing solutions, such as unit conversions to permanent housing for eligible persons, rehabilitation of existing buildings or existing interim or transitional housing into permanent housing, and predevelopment costs.
	Rapid Rehousing	Rapid rehousing, including housing identification services, rental subsidies, security deposits, incentives to landlords, and holding fees for eligible persons, housing search assistance, case management, and facilitating access to other community-based services.
	Operating Subsidies/Supportive Services - Perm	Operating subsidies in new and existing affordable or supportive housing units. Operating subsidies may include operating reserves.
Prevention and Diversion	Prevention and Shelter Diversion	Prevention and shelter diversion to permanent housing, including flexible forms of financial assistance, problem solving assistance, and other services to prevent people that have been placed into permanent housing from losing their housing and falling back into unsheltered homelessness. This category is only available to serve people who were formerly residing in the prioritized ERF encampment site.
Interim Housing	Interim Housing	Interim housing, limited to newly developed clinically enhanced congregate shelters, new or existing noncongregate shelters, and operations of existing navigation centers and shelters based on demonstrated need that are well suited for eligible persons. Per HSC section 17974.4(b), funding may not be used for the purpose of operating a shelter if that shelter has outstanding violations, but may be used to resolve those violations. Interim Housing may also include Motel/Hotel Vouchers.

	Operating Subsidies/Supportive Services - Interim	Operating subsidies in new and existing emergency shelters and navigation centers. Operating subsidies may include operating reserves.
	Improvements to Existing Emergency Shelters	Improvements to existing emergency shelters to lower barriers, increase privacy, better address the needs of eligible persons, and improve outcomes and exits to permanent housing.
Non-Housing	Street Outreach	Street outreach to assist eligible persons to access crisis services, interim housing options, and permanent housing and services.
	Services Coordination	Services coordination, which may include access to workforce, education, and training programs, or other services needed to improve and promote housing stability for eligible persons, as well as direct case management services being provided to persons, including services being provided at safe parking sites.
Administrative Costs	Systems Support	Systems support for activities that improve, strengthen, augment, complement, and/or are necessary to create regional partnerships and a homeless services and housing delivery system that resolves persons' experiences of unsheltered homelessness.
	Administrative Costs	Administrative costs incurred by the city, county, or continuum of care to administer its program allocation. Up to 5% of grant funds may be applied to administrative costs.

Note: Site restoration is a prior eligible use that was allowed under ERF Round 1 and funded activities related to restoring the encampment site to its original, intended use. ERF Round 5 does not fund site restoration as an allowable use.

IV. APPLICATION SUBMISSION, REVIEW, AND AWARD PROCESS

A. Application Required Components

The ERF Round 5 application is a questionnaire style survey and has four required components: administrative information, proposal overview, implementation, and certification. A submitted application that deviates from the following requirements will be considered nonresponsive and will be disqualified from the evaluation. Applications submitted by non-eligible applicants (reference Section 2.A. for Eligible Applicants) will also be automatically disqualified.

1. Required Component: Administrative Information

Requires the applicant to indicate the entity the Department will enter into contract with to receive and administer the award. This entity will be responsible for contracting (when necessary) with subcontractors, submitting all required reports to the Department, reporting universal data elements for people and families served into the local HMIS, and meeting other terms and conditions of the contract. This component also requires the applicant to provide contact information and its Federal Employer Identification Number (FEIN) or tax identification number. Governmental entities will need to submit a GovTIN Tax Form, and non-governmental entities (only lead entities of CoCs are eligible to apply) will need to upload a STD 204 Tax Form.

2. Required Component: Proposal Overview

Requires the applicant to provide the following narrative descriptions and metrics on the expected outcomes of the proposal:

a. **Proposal Summary:** Includes an overview of all key components and/or phases of the project that will be funded wholly or in part with ERF Round 5 resources. This should be an executive summary of the proposal, to include (1) the encampment and population proposed to be served (2) the core service/housing delivery model and (3) the impact/outcomes proposed to be accomplished.

b. **People Served and Housed:** Includes the number of people living in the prioritized encampment at the time of application submission, and the number of people proposed to be served and housed in interim and permanent housing if the application is awarded.

c. **Encampment Information:** Includes the physical characteristics of the encampment, why the site and the people residing there are being prioritized, and whether the encampment is located entirely or partially on a SROW. This information must be accompanied by the following:

i. Attachment, Geographic Information System (GIS) Map Layer: Applicants must submit a GIS map layer or equivalent of the specific encampment, encampment zone(s), or scattered sites proposed to be served with ERF Round 5 funds. The attachment should allow sites to be easily imported into a GIS data set. For applicants with access to internal GIS resources, a shapefile is the preferred format for capturing area-level data with precision and consistency. Another option is to use a publicly available free app service like “Google My Maps” or similar program to create a polygon using one of those platforms.

   Note: Applicants may upload an additional jpeg or pdf map that shows the location of the specific encampment, encampment zone(s), or scattered sites within the jurisdiction in relation to key application components (i.e. service locations, interim housing locations, and permanent housing locations).

d. **State and Local Collaboration**: Pursuant to HSC section 50252.1(c)(4)(C), the application should include a description of how the applicant intends to collaborate with state and local partners to mitigate risk and address safety concerns while ensuring a pathway for individuals living in encampments to move into safe and stable housing. This description must also confirm that the jurisdiction submitted an AB 130 Annual Homeless Shelter Inspection Report to HCD. HSC section 17974.5 requires that HCD withhold state funding from a jurisdiction that fails to comply with the AB 130 Annual Homeless Shelter Inspection Report requirements or fails to take action to correct any homeless shelter violation pursuant to HSC 17974.4. See Section IV.D.3., Annual Reporting on Homeless Shelter Inspections, and Appendix F for details on this requirement, including remedies for jurisdictions to become eligible again to receive state funds.

   i. **Required Local Jurisdiction Letter(s) of Support (required for CoC applicants only):** CoC applicants must obtain a letter, or letters, of support from city and/or county overlapping jurisdictions in which the specific encampment, encampment zone(s), or scattered sites are located. Local encampment abatement operations, public health and safety, and service and housing responsibilities and authorities may be shared by multiple jurisdictions. The letter(s) of support must detail the roles and responsibilities of each participating jurisdiction, and include a commitment from the jurisdictions to coordinate on any potential abatement activities. HCD will also accept a single letter of support signed by all jurisdictions.

   ii. **Required Caltrans Letter of Support (required for applications proposing to address encampments on SROW only):** Applications proposing to address encampments entirely or partially on a SROW must include a letter of support from their local Caltrans District Office. The letter must include a commitment from Caltrans that they are in support of

the ERF proposal. It must also include an acknowledgement that Caltrans will only take action on that encampment site in collaboration with the grantee, with at least two weeks' notice to HCD and the ERF grantee, unless critical circumstances exist when an encampment poses an imminent threat to life, health, safety, or infrastructure and must be immediately addressed. This letter should be signed by the local Caltrans Deputy District Director of Maintenance (DDDM) or their designee and include the contact information of the Caltrans representative for the prioritized encampment location.

e. **Proposal Outcomes and Project Timeline:** Includes a description of the proposal's planned outcomes, key milestones with associated dates for each outcome, the methods by which the applicant will measure and track progress, and proposed activities to achieve the outcome. Applicants must provide incremental milestones for achieving the interim housing and permanent housing goals set out in the proposal. For projects that include interim housing and/or permanent housing development, the timeline should include major development milestones.

f. **Centering People:** Requires the applicant to provide detailed responses to the following prompts:

   i. How the proposal complies with Housing First law pursuant to Welfare and Institutions Code Section 8255. Housing First statute is contained in Appendix E and applicants may also refer to the Cal ICH Guide to California's Housing First Law;

   ii. How input from individuals with lived experience of homelessness has been meaningfully incorporated into the proposal;

   iii. How the proposal will provide sanitation services to those living in the prioritized encampment. This may be through ERF Round 5 funds or by a jurisdiction or nonprofit entity; and

   iv. A list of community organizations or groups currently supporting or engaging with encampment residents, and the services being provided by those organizations.

3. Required Component: Implementation

This component requires the applicant to provide details around proposal implementation in three key areas:

a. **Core Service Delivery and Housing Strategies**, including:

   i. Outreach, engagement, case management, and service coordination tailored to address the needs of individuals residing in the encampment;

ii. When an application includes operating safe parking sites while locating interim or permanent housing for people experiencing homelessness living in vehicles or recreational vehicles, a description of how the applicant intends to acquire sites for safe parking, operate the site, provide services at the safe parking site, and increase safe parking site hours;

iii. Proposed interim housing opportunities;

iv. Proposed permanent housing opportunities;

v. Commitment and capacity to deliver permanent housing solutions;

vi. How services are tailored to meet the needs and preferences of individuals in the encampment, encampment zone(s), or scattered sites;

vii. Strategies to prevent displacement into other unsheltered locations;

viii. Approaches to prevent returns to unsheltered homelessness;

ix. Consideration for the dynamic nature of encampments, including potential inflow;

x. Support for storage and access to personal belongings across housing stages;

xi. Support for participants with service animals and pets;

xii. Strategies for serving individuals who do not transition into housing; and

xiii. If located on a SROW, how the applicant will coordinate with Caltrans ahead of abatement actions to avoid displacement and address the needs of the individuals living in the encampment.

b. **Budget and Resource Plan:** The total amount of ERF Round 5 funds requested, and an explanation for how the requested amount was determined based on the number of people served and the housing options provided. The Budget and Resource Plan must also identify non-ERF Round 5 resources that will be leveraged to support proposal implementation, including other funding sources and resources from other systems that would increase services and housing options. This includes prior ERF awards, and other federal, state, and local funding sources.

   Applicants must categorize their budgets into the appropriate Eligible Uses. If one larger budget item may fall within two or more Eligible Use categories, applicants should split it into the appropriate individual line items so that HCD can track and better understand proposal components.

HCD strongly encourages applicants to design proposals that maximize the impact of ERF Round 5 by leveraging additional other local, state, and federal funding streams, including social entitlement programs and complementary housing or service initiatives. By aligning ERF Round 5 proposals with these resources, jurisdictions can expand the scope of services, accelerate implementation, and achieve more sustainable housing outcomes for the individuals experiencing homelessness in the specific encampment zone(s), or scattered sites proposed to be addressed.

c. **Key Entities and Staff:** Includes the experience and qualifications for the implementing organization and key partners, staffing strategy, evidence of collaboration between local jurisdiction(s) and the CoC, as well as identification of the primary parties with rights to and/or control of the property upon which the encampment resides (e.g., Caltrans, Union Pacific, private landowner, etc.) and their shared understanding of and commitment to the implementation of the proposal. For proposals on the SROW, in addition to the Caltrans letter of support, applicants must describe how they collaborated with Caltrans on their program design, implementation plans, and projected timeline.

   Proposals funding homeless shelters must ensure shelters are in compliance with the requirements outlined in HSC sections 17974-17974.6. Applicants must disclose whether any homeless shelter included in the proposal has received violations under HSC sections 17974-17974.6 within the past 12 months and describe the status of corrective actions taken and any outstanding violations.

4. Required Component: Certification

The applicant must certify that all information included in the application is true and accurate.

B. Submitting a Complete ERF Round 5 Application

Applications must be submitted through the ERF Round 5 application portal in Cognito, linked on the ERF website. Within the Cognito application, applicants must upload a completed budget using the budget template available on HCD's ERF website.

Refer to Section III, Eligible Uses, for guidance on allowable expenses and budget categorization. HCD will accept applications on a rolling basis through two windows or until all funds have been awarded, whichever occurs first. Refer to Section I.C., Application Timeline, for all specific dates.

Since HCD does not have control over the platform's timing apparatus and uploading speed, and to mitigate for unforeseen occurrences, applicants are strongly encouraged to submit by noon on the last day of the application window.

C. HCD Review, Scoring, and Award

1. Phase 1 – Administrative Review

Applications will be reviewed and evaluated for completeness of NOFA specifications, including checking that the application was submitted on behalf of an eligible applicant. During this stage, HCD will ensure that all required components are completed and submitted. HCD will reach out to applicants and allow them to resolve small discrepancies, but applications that are not complete or do not contain all the required items and attachments will be disqualified from the evaluation.

Additionally, applications will be reviewed to ensure deduplication with any previous ERF award. Generally, ERF Round 5 funding is not meant to augment a prior award which provided funding to accomplish the same outcomes described in the proposal. To receive a new ERF award, a previously awarded applicant must provide a new proposal that describes the additional activities to be carried out and the outcomes to be accomplished and/or identifies the additional people to be served.

2. Phase 2 – Scoring

The Evaluation Panel will review and consider the totality of the information in the application when determining whether the application satisfies the minimum scoring threshold. However, applicants should respond to each application criterion in the proper application section to ensure all requirements are met.

ERF Round 5 Scoring Matrix	
Application Section	**Factors that satisfy minimum scoring threshold:**
2A-C. People Served and Encampment Information *(Must receive at least 3 out of the 5 possible points)*	○ Clearly describes the characteristics and demographics of the people living in the prioritized encampment and the physical aspects of the encampment, including location, size of area, types of structures onsite, and vehicles present. ○ Makes a logical and compelling case for why the identified encampment site is being prioritized.
2D. State and Local Collaboration	○ Includes a clear description of the responsibilities and authorities for encampment abatement operations, public health and safety issues, and service and housing providers. This description should include the encampment policy or policies

(Must receive at least 4 out of the possible 5 points)	that will guide the applicant's encampment response.
2E. Proposal's Outcomes *(Must receive at least 10 out of the 15 possible points)*	○ Proposal's outcomes meaningfully align with ERF Round 5 objectives (set forth in Section I.C. of this NOFA). ▪ Outcome(s) are clear, specific, measurable, realistic, and time bound. ▪ Milestones are well-defined and include appropriate methods for measuring progress. ▪ Listed activities are directly connected to the proposed outcome(s) and milestones and are feasible within the project period. ○ The narrative presents a logical pathway showing how the activities and milestones will lead to the stated outcome(s). ○ Demonstrates an above-average likelihood of achieving the proposal's outcomes.
2E. Project Timeline (*Must receive at least 6 out of the possible 10 points to satisfy the minimum threshold)*	○ Timeline for achieving milestones and outcomes is realistic and aligns with the project period.
2F. Centering People *(Must receive at least 16 out of the possible 20 points)*	○ The proposal is compliant with all core components of Housing First law detailed in WIC section 8255(b). ○ Uses well-informed analyses or the perspectives of people with lived experience of homelessness to inform the proposal's decisions, processes, and actions, which should advance the wellbeing of people experiencing unsheltered homelessness in the identified encampment. ○ Provides trauma informed services and supports, operationalizes harm reduction, and centers an individual's choice and preferences.

3A. Core Service Delivery and Housing Strategies *(Must receive at least 11 out of the possible 15 points)*	○ Includes a comprehensive outreach and engagement strategy, including case management and service coordination for people currently residing in the encampment. ○ Identifies interim and permanent housing options and includes a description of how many individuals are projected to be served with each interim and permanent housing solution. ○ Identifies homeless shelters funded by this proposal and demonstrates compliance with Assembly Bill (AB) 130 and HSC sections 17974–17974.6, including adherence to inspection, correction, and reporting requirements and documentation of any violations and corrective actions taken. ○ Includes compelling evidence of an applicant's demonstrated ability and commitment to deliver permanent housing for people residing in the prioritized encampment. Compelling evidence may include identification, creation, availability, and prioritization of permanent housing resources as well as examples of prior successes in permanently housing people experiencing homelessness. ○ Describes how the proposed service delivery model is tailored to meet the needs and preferences of the people residing in the encampment site. ○ Uses data and input from people with lived experience of homelessness to inform housing and service needs, preferences, and the availability of resources to meet those needs and preferences. ○ Details strategies likely to prevent displacement from the prioritized encampment to another unsheltered location and to prevent returns to unsheltered homelessness. ○ Details operable plans to support individuals with the storage of their property and care of their pets, while living in the encampment as well as after they have moved into interim or permanent housing.

3B. Budget and Resource Plan *(Must receive at least 10 out of the possible 15 points)*	○ Demonstrates a sustainable, prudent, and effective use of requested funding. ○ Budget aligns with achieving the proposal's outcomes, services and housing options, and number of people served. ○ Identifies non-ERF Round 5 resources that will be leveraged to support proposal implementation, including coordination of resources from other systems that would increase services and housing options. This includes prior ERF awards and other federal, state, and local funding sources. ** Applications will be evaluated with the understanding that communities vary significantly with respect to the current availability of other funding sources that can be leveraged for their proposed projects and to sustain the projects beyond the grant term. In the absence of currently available resources, applicants are encouraged to provide a specific plan for obtaining the funding necessary to sustain their project beyond the grant term if the project is intended to continue.*
3C. Key Entities and Staff *(Must receive at least 10 out of the possible 15 points)*	○ Includes a detailed description of the lead entity that will oversee the implementation of activities in the proposal. Describes the lead entity's mission, goals, values, geographic service area, and existing efforts related to serving persons living in encampments. ○ Demonstrates the ability to recruit and deploy personnel with experience and expertise needed to support the success of the proposal. ○ Demonstrates commitment to cross-systems collaboration with descriptions of key contributions of each organization and local community partners, including their experience and expertise in serving persons experiencing unsheltered homelessness with a range of service needs.

	○ Demonstrates collaboration between Local Jurisdiction(s) and the CoC for this proposal. ○ Demonstrates capacity to carry out the proposal. ○ Identifies the primary parties with rights to and/or control of the property upon which the encampment resides and their shared understanding of and commitment to the implementation of the proposal. ○ If the encampment is on a SROW, the proposal describes how the applicant collaborated with Caltrans on the program design, implementation plan, and projected timeline.

3. Phase 3 – Evaluation and Award Determination

HCD will review and score applications using the ERF Round 5 Scoring Matrix. Each application will be scored by a panel of HCD staff, and an average score will be calculated. To be eligible for funding, applications must meet the minimum scoring threshold in every section listed in the matrix. Awards will be made to the highest scoring applications until all funds are awarded. Pursuant to HSC section 50252.1(b), HCD "shall award additional funding round moneys first to fund projects from prior funding rounds that…[HCD] determined satisfied applicable program requirements but were not funded in the prior round."

In accordance with HSC section 50252.1(c)(5), funding shall be prioritized for both of the following:

- Applications that demonstrate cross-systems collaboration, including collaborations with state and federal entities, and innovative efforts to resolve encampment issues, while focusing on protecting the health and well-being of the individuals living in those encampments.

- Applications that represent the diversity of communities across the state, including, but not limited to, rural, urban, and suburban communities.

Furthermore, up to 50 percent of the available funds will be prioritized for awards that address encampments on SROW.

Applications that failed to meet any section of the application will not be eligible for award, but those applicants will be invited by HCD to reapply in future rounds.

V. Award and Funds Disbursement

After the application window has closed and all applications received during the window have been reviewed and scored, HCD will make awards. Award letters will be sent by email to the awardees, and an awards listing and the approved applications will be posted on HCD's ERF website.

Once awards have been determined by HCD, a Standard Agreement will be prepared and sent to the awardee. The awardee will return the signed Standard Agreement. Funds will be disbursed to the awardee upon receipt, review, and approval of the complete Standard Agreement by HCD. Grant funds will be disbursed via mailed check. Checks will be mailed to the address listed on the taxpayer ID Form.

Applications that are denied funding will be provided with evaluation panel feedback. Applicants are encouraged to incorporate this feedback and reapply in the next available application window.

Appeals

Pursuant to HSC section 50251(c)(1), HCD's decision to approve or deny an application and the determination of the amount of funding to be provided shall be final and is not subject to appeal.

VI. MONITORING, DOCUMENTATION, AND REPORTING

A. Reporting

1. Quarterly Reports

The grantee shall submit quarterly reports to HCD with fiscal and programmatic data reflecting the progress of their ERF Round 5 award in a format provided by HCD.

2. Annual Reports and Final Report

Per HSC section 50254.5(b)(5), grantees are required to submit an annual report in a format determined by HCD, including detailed uses of the program funds. Annual reports are due every April 1 reporting on activity throughout the prior calendar year.

Pursuant to HSC section 50254.5(b)(6), grantees are required to submit a final report no later than April 1 of the year following the 100 percent expenditure deadline. This report should include detailed uses of the program funds and the following data elements:

a. The number of homeless individuals served using the program funds in that year.

b. The total number of individuals served in all years of the program, as well as the homeless population served.

c. Aggregate outcome data for individuals served using program funds, including all the following:

- The type of housing that the individuals exited to from the encampment, including whether the housing is permanent or interim.
- The percentage of successful housing exits.
- Exit types for unsuccessful housing exits.

d. The eligible uses and expenditures of awarded program funds.

e. The number and size of the encampments addressed.

f. The number of encampments that the grantee has resolved.

g. The types of housing assistance provided, including, but not limited to, permanent or interim housing, broken out by the number of individuals served.

As required by HSC section 50254.5(c), HCD will post the annual and final reports to its website within 30 days of receipt and provide notice to the appropriate policy and budget committees.

Grantees may also receive ad hoc requests for information from HCD or its contractors in support of program monitoring, research, and evaluation. Grantees with projects on SROW may also be required to provide programmatic data to Caltrans.

At the end of the grant period, or upon request by HCD, all grantees shall provide information and products developed with grant funds on service delivery models, including any materials that may be necessary to study the program or replicate it for implementation across the state.

B. Application Amendments

Once an application is submitted and approved, no substantive changes to the program design are allowed unless the grantee submits a modification request explaining the impacts of the program design change, and HCD provides written approval in advance to the grantee to proceed. If enforcement action is taken or the encampment is otherwise disbursed, the grantee must notify HCD immediately.

C. Fiscal Deadlines

1. Expenditure Requirement

Pursuant to HSC section 50253(e)(1) and (2), ERF Round 5 grantees must expend at least 50 percent and obligate 100 percent of their allocation within two years from the date of the award.

Per HSC section 50253(e)(5), all program funds must be fully expended within four years from the date of award. Any funds not expended by this deadline shall revert to the fund of origin and may no longer be available for use by the recipient.

2. Corrective Action Plan

Pursuant to HSC section 50253(e)(3), any ERF Round 5 grantee that fails to meet the 100 percent obligation requirement within two years shall be required to submit a corrective action plan to HCD within 60 days after the close of the second year. This plan must outline a strategy to fully obligate all funds within six months of submission. Per HSC section 50253(e)(4), HCD "may subject recipients that do not meet [the 100 percent obligation requirement in HSC section 50253(e)(2)] to additional corrective action."

D. Other Requirements

1. Reporting into Homeless Management Information System (HMIS)

Pursuant to HSC section 50254, ERF Round 5 grantees and their subcontractors must report client data into their local Homeless Management Information Systems (HMIS), and that data must be shared quarterly with the statewide Homeless Data Integration System (HDIS).

Grantees must ensure proper recording of activities associated with these program funds. This is intended to efficiently capture many of the non-fiscal reporting responsibilities required under HSC section 50254.

HCD will make efforts to use the statewide HDIS data provided by grantees to fulfill grantee reporting requirements under HSC section 50254; however, improper reporting into that system may require HCD to seek the following additional information directly from grantees:

- The total number of individuals, as well as homeless individuals, served in each year of the program and for the program overall.
- Aggregate outcome data for individuals served using program funds, including all of the following:
  - The type of housing that the individuals exited to from the encampment, including whether the housing is permanent or interim.
  - The percentage of successful housing exits.
  - Exit types for unsuccessful housing exits.

- The types of housing assistance provided, including, but not limited to, permanent or interim housing, broken out by the number of individuals served.

Grantees should set up HMIS projects consistent with how the encampment(s) and the proposed interventions were described in their ERF Round 5 applications. For the purpose of HMIS project setup and ERF reporting, multiple sites that share the same needs, resources, and housing strategies can be considered a single encampment. If a grantee is serving an area that includes sites that have different needs and are served by different strategies and interventions, those should be considered separate encampments and set up as separate HMIS projects.

Grantees may also be required to accept training and technical assistance in this area if their HMIS/HDIS data is not properly tracked and shared.

2. Housing First Requirement

All ERF Round 5 grantees must comply with the core components of Housing First as provided in Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code (WIC). See Appendix E for the Housing First statute listing all core components in HSC section 8255(b)(1)-(11) . For more information on Housing First, please refer to the Cal ICH Guide to California's Housing First Law.

Housing First is an evidence-based, client-centered approach that recognizes housing as necessary to make other voluntary life changes, such as seeking treatment or medical care. This approach is in contrast with the traditional model of rewarding "housing readiness." The goal of Housing First is to provide housing to individuals and families quickly with as few obstacles as possible, along with voluntary support services according to their needs.

3. Annual Reporting on Homeless Shelter Inspections

Chapter 22, Statutes of 2025 (AB 130), sections 33-36 added HSC sections 17974-17974.6 related to homeless shelter inspection and reporting requirements. See Appendix F. ERF Round 5 grantees and their subcontractors that operate or fund homeless shelters must comply with all inspection, reporting, and corrective action requirements as detailed in HCD's Information Bulletin 2025-02.

Although all homeless shelters are subject to the AB 130 inspection and reporting requirements, for the purpose of this NOFA, ERF Round 5 grantees shall ensure that all homeless shelters receiving ERF Round 5 funds are subject to local annual inspections, that any identified violations are corrected within the timeframes prescribed by HSC section 17974.2(b), and that documentation of compliance is maintained and made available upon request.

In accordance with HSC section 17974.5, each city and county must report annually by April 1 to HCD all the following information:

a. The number of complaints received by the jurisdiction, pursuant to HSC section 17920.3, including if the jurisdiction did not receive any complaints.

b. Any pending uncorrected violations determined by the jurisdiction, pursuant to HSC section 17974.1. This should include, as applicable, the date the violation notice was provided to the owner/operator, the name of the owner or operator, the name of the homeless shelter, and the address of the homeless shelter.

c. Any determinations by the jurisdiction that conditions exist or existed that make or made the homeless shelter dangerous, hazardous, imminently detrimental to life or health, or otherwise render the homeless shelter unfit for human habitation. This should include, as applicable, the date the violation notice was provided to the owner/operator, the name of the owner or operator, the name of the homeless shelter, and the address of the homeless shelter.

d. A list of any emergency orders issued pursuant to HSC section 17974.1(c)(3).

e. A list of any owners or operators who received three or more violations within any six-month period.

f. A list of corrected violations from the prior year. This should include, as applicable, the date the violation notice was provided to the owner/operator, the name of the owner or operator, the name of the homeless shelter, the address of the homeless shelter, and the date the violation was corrected.

Grantees must restrict ERF Round 5 funding for operations to shelters with unresolved violations as detailed in HSC section 17974.4; however, grantees may still permit the use of state funding if being used to address violations. Additionally, HCD may restrict state funding for operations to shelters with unresolved violations. HCD may deem the owner or operator of a shelter ineligible for state funding for shelter operations for unresolved violation(s) noted in the annual report. The use of state funding may still be permissible if being used to address violations.

Jurisdictions that fail to submit annual reports pursuant to the AB 130 shelter inspection and reporting requirement or take required actions to correct a violation cannot receive state funding. HCD may deem those jurisdictions eligible again to receive funds after the jurisdiction complies with both the annual reporting requirement by submitting an annual report to HCD and the requirement to take action to correct all homeless shelter violations.

Pursuant to HSC section 17974.3, HCD may take action to enforce the requirements in division 13, part 1.5, chapter 5, Article 2.3 (Inspection of Homeless Shelters), pursuant to the California Code of Civil Procedure section 1085, and HCD may be entitled to recover reasonable attorney fees and costs.

4. Legal Documents

Upon the award of ERF Round 5 funds, HCD shall enter into Standard Agreements with grantees that govern how ERF Round 5 funds must be spent. These agreements shall ensure adherence to the objectives and requirements of the ERF Round 5 program and compliance with all relevant laws. No award shall be disbursed until the Standard Agreement is signed by both the grantee and HCD and is fully executed.

5. Public Records Act Requests

Applicants are hereby informed that all documents and correspondence related to their ERF Round 5 application are subject to Public Records Act (PRA) requests.

VII. RESOURCES AND CONTACT INFORMATION

Additional information, including the ERF Program Guidance, can be found on HCD's ERF website: Encampment Resolution Funding (ERF) Program | California Department of Housing and Community Development

If you have questions, please direct them to the HCD Homelessness Grants inbox at HPDHomelessnessGrants@hcd.ca.gov.

VIII. APPENDICES

Appendix A: ERF Statute

Health and Safety Code (HSC)

CHAPTER 7. Encampment Resolution Funding Program [50250 - 50254.5]

50250.

For purposes of this chapter, the following definitions shall apply:
(a) “Additional funding round moneys” means moneys appropriated for the program in or after fiscal year 2022–23.
(b) “Agency” means the Business, Consumer Services, and Housing Agency.
(c) “Applicant” means a continuum of care or local jurisdiction
(d) “Continuum of care” has the same meaning as in Section 578.3 of Title 24 of the Code of Federal Regulations.
(e) (1) Subject to paragraph (2), “council,” unless context requires otherwise, means the California Interagency Council on Homelessness, previously known as the Homeless Coordinating and Financing Council created pursuant to Section 8257 of the Welfare and Institutions Code.

(2) Unless context requires otherwise, “council,” with respect to the administration of this chapter on or after the effective date of the act adding this paragraph, means the department.

(f) “County” includes, but is not limited to, a city and county.
(g) “Department” means the Department of Housing and Community Development.
(h) “Funding round 1 moneys” means moneys appropriated for the program in fiscal year 2021–22.
(i) “Homeless” has the same meaning as in Section 578.3 of Title 24 of the Code of Federal Regulations.
(j) “Local jurisdiction” means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.
(k) “Program” means the Encampment Resolution Funding program established pursuant to this chapter.
(l) “Recipient” means an applicant that receives grant funds from the council for the purposes of the program.
(m) “State right-of-way” means real property held in title by the State of California.
(Amended by Stats. 2024, Ch. 48, Sec. 14. (AB 166) Effective July 2, 2024.)

50251.

(a) The Encampment Resolution Funding program is hereby established to, upon appropriation by the Legislature, increase collaboration between the council, local jurisdictions, and continuums of care for the following purposes:
(1) Assist local jurisdictions in ensuring the safety and wellness of people experiencing homelessness in encampments.

(2) Provide encampment resolution grants to local jurisdictions and continuums of care to resolve critical encampment concerns and transition individuals into safe and stable housing.

(3) Encourage a data-informed, coordinated approach to address encampment concerns.

(b) (1) The council shall administer the program.

(2) Notwithstanding paragraph (1), the council may consult with and designate a state agency or department to support the administration of the program.

(c) (1) The council's decision to approve or deny an application and the determination of the amount of funding to be provided shall be final and not subject to appeal.

(2) In determining which applications to approve, the council shall evaluate and score proposals based on all of the following criteria:

(A) The applicant's capacity to carry out the proposal.
(B) Whether the site selected for services aligns with the proposed service delivery model.

(C) Whether the demographics and needs of service recipients align with the proposed service delivery model.

(D) The applicant's ability to develop a detailed service delivery plan, including a description of how individuals will be served with permanent housing solutions.

(E) The applicant's ability to coordinate with other systems to increase services and housing options.

(F) The applicant's capacity to involve people with lived experience and local community partners in the implementation of its project.

(G) The applicant's ability to recruit and deploy personnel with experience and expertise needed to support the success of their proposal.

(H) The applicant's ability to demonstrate a prudent and effective use of requested funding relative to the number of people it seeks to serve and the types of services to be provided in the proposal.

(d) The council shall maintain records of the following:
(1) The number of applications for program grants received by the council.

(2) The number of applications for program grants denied by the council.

(3) The name of each recipient of a program grant.

(4) The amount of funds allocated to each applicant.

(e) The council may adopt regulations to implement this chapter. The adoption, amendment, or repeal of a regulation authorized by this subdivision is hereby exempted from the rulemaking provisions of the Administrative Procedure Act

(Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code).

(Amended by Stats. 2022, Ch. 70, Sec. 4. (SB 197) Effective June 30, 2022.)

50252.

(a) The council shall distribute funding round 1 moneys in accordance with this chapter.

(b) Except as specified in subdivision (e), the council shall award the moneys appropriated as competitive grants to applicants to be used to support encampment resolution and rehousing efforts for local jurisdictions. Council staff shall develop and disseminate encampment resolution strategies, case studies, and learnings to local jurisdictions.

(c) Applicants may submit an application for a program grant to the council in a form and manner specified by the council. The application shall include, at a minimum, all of the following:

(1) Information on the number and demographics of the individuals living in the encampment that the applicant is requesting funding to help resolve.

(2) A description of why this specific encampment is being prioritized for resolution support.

(3) A description of how the applicant intends to collaborate with state and local partners to mitigate risk and address safety concerns, while ensuring a pathway for individuals living in encampments to move into safe and stable housing.

(4) A description of how the applicant intends to use these funds to connect all individuals living in the encampment to services and housing.

(5) A description of other local resources and funding streams that will be used to ensure the ongoing availability of services and housing support for people who are moved out of encampments into permanent housing.

(d) When determining grant awards, funding shall be prioritized for:

(1) Jurisdictions that can demonstrate a commitment to cross-systems collaboration and innovative efforts to resolve encampment issues, while focusing on protecting the health and well-being of the individuals living in those encampments.

(2) Jurisdictions that have 50 or more individuals living in the encampment that they are seeking to support with these funds.

(3) The intent of the council is to award grants, to the extent feasible, to a range of applicants that represent the diversity of communities across the state, including rural, urban, and suburban communities.

(e) Of the moneys available pursuant to subdivision (a), the council may expend up to 5 percent for administration of the program.

(f) This section only applies to funding round 1 moneys and does not apply to additional funding round moneys.

(Amended by Stats. 2022, Ch. 70, Sec. 5. (SB 197) Effective June 30, 2022.)

50252.1.

(a) This section only applies to additional funding round moneys and does not apply to funding round 1 moneys.

(b) The council shall award additional funding round moneys first to fund projects from prior funding rounds that the council determined satisfied applicable program requirements but were not funded in the prior round.

(c) (1) Any funds remaining after the awards required by subdivision (b) shall be awarded on a rolling basis in accordance with this subdivision.

(2) The council shall begin accepting new applications for a program grant by five months after the appropriation in the given fiscal year is made.

(3) The council shall cease accepting new applications for a program grant by the earlier of the end of the fiscal year in which the appropriation is made or the date the funds from the appropriation have been expended.

(4) Applicants shall submit an application for a program grant to the council in a form and manner specified by the council. The application shall include, at a minimum, all of the following:

(A) Information on the number and demographics of the individuals living in the encampment that the applicant is requesting funding to help resolve.

(B) A description of why the specific encampment is being prioritized for resolution support.

(C) A description of how the applicant intends to collaborate with state and local partners to mitigate risk and address safety concerns while ensuring a pathway for individuals living in encampments to move into safe and stable housing.

(D) A description of how the applicant intends to use these funds to connect all individuals living in the encampment to services and housing. When an application includes operating safe parking sites while locating interim or permanent housing for people experiencing homelessness living in vehicles or recreational vehicles, a description of how the applicant intends to acquire sites for safe parking, operate the site, provide services at the safe parking site, and increase safe parking site hours.

(E) A description of other local resources and funding streams that will be used to ensure the ongoing availability of services and housing support for people who are moved out of encampments into permanent housing.

(F) A goal for the number of individuals the program will support transitioning from encampments into temporary shelters.

(G) A goal for the number of individuals the program will support transitioning from encampments into permanent housing.

(5) In awarding grants, funding shall be prioritized for both of the following:

(A) Jurisdictions that can demonstrate a commitment to cross-systems collaboration, including collaborations with state entities, and innovative efforts to

resolve encampment issues, while focusing on protecting the health and well-being of the individuals living in those encampments.

(B) Applicants that represent the diversity of communities across the state, including, but not limited to, rural, urban, and suburban communities.

(d) The council may do any of the following:

(1) Monitor grantee performance.

(2) Require a grantee not meeting goals to accept technical assistance from the council.

(3) Limit the allowable uses of program funds for a grantee that is not meeting goals.

(e) The council may use up to 5 percent of money appropriated in a given fiscal year for administration of the program, including capacity building and technical assistance activities in support of program goals.

(Amended by Stats. 2025, Ch. 524, Sec. 2. (SB 748) Effective October 10, 2025.)

50253.

(a) The council shall administer the funding round 1 moneys of the program in accordance with the following timelines:

(1) The council shall make a program application available no later than October 31, 2021.

(2) Applications shall be due to the council no later than December 31, 2021.

(3) The council shall make initial award determinations no later than March 1, 2022.

(4) If not all funds have been awarded after the first round of grant awards, the council may accept additional applications and make additional awards until all funds have been allocated.

(b) Recipients of funding round 1 moneys shall expend at least 50 percent of their allocation by June 30, 2023.

(1) Recipients who fail to expend their allocated funds in compliance with this subdivision shall return to the council no less than 25 percent of their total allocation amount for reallocation by the council during subsequent rounds of funding.

(c) Recipients of funding round 1 moneys shall expend all program funds no later than June 30, 2024. Any funds not expended by this date shall be returned to the council to be reallocated pursuant to Section 50252.1.

(d) (1) Recipients of additional funding round moneys pursuant to subdivision (b) of Section 50252.1 shall expend at least 50 percent of their allocation within two fiscal years of the appropriation from the Legislature. Any funds not expended by this date shall be returned to the council and reallocated pursuant to Section 50252.1.

(2) Recipients of additional funding round moneys pursuant to subdivision (b) of Section 50252.1 shall obligate 100 percent of their allocation within two fiscal years of the appropriation from the Legislature.

(3) Recipients that do not meet requirement in paragraph (2) shall submit to the council within 60 days of the end of the second fiscal year a plan for obligating 100 percent of their allocation within six months.

(4) The council may subject recipients that do not meet the requirement in paragraph (2) to additional corrective action determined by the council.

(5) Recipients of additional funding round moneys pursuant to subdivision (b) of Section 50252.1 shall expend all program funds within three fiscal years of the appropriation. Any funds not expended by this date shall revert to the fund of origin.

(e) (1) Recipients of additional funding round moneys pursuant to subdivision (c) of Section 50252.1 shall expend at least 50 percent of their allocation within two fiscal years of the appropriation from the Legislature.

(2) Recipients of additional funding round moneys pursuant to subdivision (c) of Section 50252.1 shall obligate 100 percent of their allocation within two fiscal years of the appropriation from the Legislature.

(3) Recipients that do not meet the requirement in paragraph (2) shall submit to the council within 60 days of the end of the second fiscal year a plan for obligating 100 percent of their allocation within six months.

(4) The council may subject recipients that do not meet the requirement in paragraph (2) to additional corrective action determined by the council.

(5) Recipients of additional funding round moneys pursuant to subdivision (c) of Section 50252.1 shall expend all program funds within four fiscal years of the appropriation. Any funds not expended by this date shall revert to the fund of origin.

(Amended by Stats. 2025, Ch. 22, Sec. 47. (AB 130) Effective June 30, 2025.)

50254.

(a) Notwithstanding any other law, all recipients of funds pursuant to this chapter shall provide data elements, including, but not limited to, health information, in a manner consistent with state and federal law, to their local Homeless Management Information System for tracking in the statewide Homeless Data Integration System.

(b) (1) The council shall specify the form and substance of the required data elements.

(2) The council may, as required by operational necessity, amend or modify data elements, disclosure formats, or disclosure frequency.

(3) Grantees shall report individual, client-level data for persons served by grant funding to the council, in addition to any data reported through local Homeless Management Information System, as required by the council for the purposes of research and evaluation of grant performance, service pathways, and outcomes for people served.

(4) Council staff may use information reported directly from grantees and through statewide Homeless Data Integration System for the purposes of research and evaluation of grant performance, service pathways, and outcomes for people served.

(c) Any health information or personal identifying information provided to or maintained within the statewide Homeless Data Integration System pursuant to this section shall not be subject to public inspection or disclosure under the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code).
(d) For purposes of this paragraph, “health information” includes “protected health information,” as defined in Part 160.103 of Title 45 of the Code of Federal Regulations, and “medical information,” as defined in subdivision (j) of Section 56.05 of the Civil Code.
(e) All recipients shall provide information and products developed with grant funds on service delivery models in support of the overall program goal to mitigate risk and address safety concerns in encampments, while ensuring a pathway for individuals living in encampments to move into safe and stable housing, in a format and timeframe specified by the council.
(f) The council Legislative Analyst’s Office shall evaluate the data and outcomes reported by recipients to the council pursuant to subdivision (g) to assess efficacy of programs and identify scalable best practices for encampment resolution that can be replicated across the state.
(g)(1) The department shall, in its annual report submitted pursuant to Section 50408, report a summary of the data elements described in paragraph (6) of subdivision (b) of Section 50254.5, disaggregated by funding round.

(2) The requirement of submitting data imposed under paragraph (1) is inoperative after the department publishes the final report covering the final round of program funds.

(h) Contracts entered into to implement this chapter shall be exempt from all of the following:
(1) Chapter 6 (commencing with Section 14825) of Part 5.5 of Division 3 of Title 2 of the Government Code.

(2) The personal services contracting requirements of Article 4 (commencing with Section 19130) of Chapter 5 of Part 2 of Division 5 of Title 2 of the Government Code.

(3) Part 2 (commencing with Section 10100) of Division 2 of the Public Contract Code and the State Contracting Manual.

(4) Notwithstanding Section 11546 of the Government Code, from review or approval of any division of the Department of Technology, upon approval from the Department of Finance.

(5) From the review or approval of any division of the Department of General Services.

(Amended by Stats. 2025, Ch. 524, Sec. 3. (SB 748) Effective October 10, 2025.)

50254.5.

(a) (1) For funding appropriated in fiscal years 2021–22, 2022–23, and 2023–24 for purposes of this chapter, no later than April 1 of the year following the expiration of the encumbrance period of funds, each recipient that receives a program allocation shall submit to the department a final report pursuant to Section 50254.

(2) Beginning April 1, 2025, and ending the April prior to the appropriation's encumbrance period expiration, each recipient that receives a program allocation shall submit to the department an annual report in a format determined by the department as well as detailed uses of the program funds.

(b) For funding appropriated in fiscal years 2024–25 and 2025–26 for purposes of this chapter, the following provisions apply:

(1) Notwithstanding any other law, all recipients of funds pursuant to this chapter shall provide data elements, including, but not limited to, health information, in a manner consistent with state and federal law, to their local Homeless Management Information System for tracking in the statewide Homeless Data Integration System.

(2) (A) The department shall specify the form and substance of the required data elements.

(B) The department may, as required by operational necessity, amend or modify data elements, disclosure formats, or disclosure frequency.

(C) Grantees shall report individual, client-level data for persons served by grant funding to the department, in addition to any data reported through local Homeless Management Information Systems, as required by the department for purposes of research and evaluation of grant performance, service pathways, and outcomes for people served.

(D) Department staff may use information reported directly from grantees and through the statewide Homeless Data Integration System for the purposes of research and evaluation of grant performance, service pathways, and outcomes for people served.

(3) Any health information or personal identifying information provided to or maintained within the statewide Homeless Data Integration System pursuant to this section shall not be subject to public inspection or disclosure under the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code). For purposes of this paragraph, “health information” includes “protected health information,” as defined in Section 160.103 of Title 45 of the Code of Federal Regulations, and “medical information,” as defined in subdivision (j) of Section 56.05 of the Civil Code.

(4) All recipients shall provide information and products developed with grant funds on service delivery models in support of the overall program goal to mitigate risk and address safety concerns in encampments, while ensuring a pathway for individuals living in encampments to move into safe and stable housing, in a format and timeframe specified by the department.

(5) Beginning April 1, 2026, and ending the April prior to the appropriation’s encumbrance period expiration, each recipient that receives a program allocation shall submit to the department an annual report in a format determined by the department as well as detailed uses of the program funds.

(6) No later than April 1 of the year following the expiration of the encumbrance period of funds, each recipient that receives a program allocation shall also submit to the department a final report in a format determined by the department as well as detailed uses of the program funds. Each grantee shall provide either through their local Homeless Management Information System or alternative format determined by the department all of the following data elements as part of the final report:

(A) The number of homeless individuals served using the program funds in that year.

(B) The total number of individuals served in all years of the program, as well the homeless population served.

(C) Aggregate outcome data for individuals served using program funds, including all of the following:

(i) The type of housing that the individuals exited to from the encampment, including whether the housing is permanent or interim.

(ii) The percentage of successful housing exits.

(iii) Exit types for unsuccessful housing exits.

(D) The eligible uses and expenditures of awarded program funds.

(E) The number and size of the encampment addressed.

(F) The number of encampments that the grantee has resolved.

(G) The types of housing assistance provided, including, but not limited to, permanent or interim housing, broken out by the number of individuals served.

(c) The department shall post the annual reports and final reports submitted pursuant to this section on its internet website within 30 days of receipt and provide notice to the appropriate policy and budget committees.

(Added by Stats. 2024, Ch. 48, Sec. 15. (AB 166) Effective July 2, 2024.)

Appendix B: ERF Round 5 Authorizing Legislation

AB 102: The Budget Act of 2025

SEC. 86. Item 2240-120-0001 is added to Section 2.00 of the Budget Act of 2025, to read:

2240-120-0001—For local assistance, Department of Housing and Community Development, 100,000,000

Schedule:
(1) 1670-Housing Policy Development Program,100,000,000

Provisions:

1. The amount appropriated in this item is available to provide grants to address encampments for persons experiencing homelessness, in accordance with applicable laws. Of the amount appropriated in this item, up to 5 percent shall be allocated to the Department of Housing and Community Development to fund the support and administration of resolving critical encampments and transition individuals into permanent housing. The amount appropriated in this item and any amount allocated to the Department of Housing and Community Development shall be available for encumbrance or expenditure until June 30, 2030.

2. Of the amount appropriated in this item, up to 50 percent of the funds shall be reserved for local jurisdictions with projects that address encampments on state rights-of-way, as defined in Section 50250 of the Health and Safety Code, and that meet priority criteria established by the Department of Housing and Community Development, in consultation with the Department of Transportation. Upon a date specified by the Department of Housing and Community Development, if a local jurisdiction that is eligible for funding pursuant to this provision does not apply to the Department of Housing and Community Development by the date established, the applicable continuum of care in the local jurisdiction's region shall be eligible for such funds. The department shall administer these funds pursuant to subdivisions (a), (b), (d), and (e) of Section 50251, and Section 50254, of the Health and Safety Code.

(Added by Stats. 2025, Ch.5, Sec. 86. (AB 102) Effective June 27, 2025.)

Appendix C: Definitions

The following terms are defined in accordance with HSC section 50250:

(a) “Additional funding round moneys” means moneys appropriated for the program in or after fiscal year 2022–23.
(b) “Agency” means the Business, Consumer Services, and Housing Agency.
(c) “Applicant” means a continuum of care or local jurisdiction
(d) “Continuum of care” has the same meaning as in Section 578.3 of Title 24 of the Code of Federal Regulations.
(e) “Council” means the California Interagency Council on Homelessness, previously known as the Homeless Coordinating and Financing Council created pursuant to Section 8257 of the Welfare and Institutions Code.
(f) “County” includes, but is not limited to, a city and county.
(g) “Funding round 1 moneys” means moneys appropriated for the program in fiscal year 2021–22.
(h) “Homeless” has the same meaning as in Section 578.3 of Title 24 of the Code of Federal Regulations.
(i) “Local jurisdiction” means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.
(j) “Program” means the Encampment Resolution Funding program established pursuant to this chapter.
(k) “Recipient” means an applicant that receives grant funds from the Department for the purposes of the program.
(l) “State right of way” means real property held in title by the State of California.

(Amended by Stats. 2022, Ch. 70, Sec. 3. (SB 197) Effective June 30, 2022.)

Additional Definitions for the purposes of this NOFA:

(m)“Authorized Representative” should be the individual with authority to contract on behalf of the awardee.
(n) “Expend” means all ERF Round 5 funds obligated under contract or subcontract have been fully paid and receipted, and no invoices remain outstanding.
(o) “Obligate” means that the grantee has placed orders, awarded contracts, received services, or entered into similar transactions that require payment using ERF Round 5 funding.

Appendix D: California Interagency Council on Homelessness Guidance on Addressing Encampments

Below is a list of the seven components included in the Cal ICH Guidance on Addressing Encampments. Applicants may use this as a checklist to verify whether their policy or ordinance complies with state guidance, or as a template to adopt an encampment policy that complies with state guidance.

1. Employ person-centered, Housing First, and trauma-informed approaches when addressing the needs of person living in encampments on public property.

2. Maintain awareness of interim housing capacity, including congregate and noncongregate shelter (i.e., motel vouchers), that is immediately available to serve persons in the encampment in question.

3. Provide respectful/reasonable treatment of property from the encampment, including collecting, labeling, and storing personal property from the encampment (unless it is a health or safety hazard).

4. Provide notice to encampment residents:

    a. Provide as much advance notice to vacate as possible. For non-urgent situations, a notice to vacate must be posted at least 48 hours before removal.

    b. Include the following information in the notice: 1) Date and time of the removal actions, 2) Information on services that are immediately available to persons living in the encampment, and 3) Information on how unattended belongings will be handled the day of the removal action, including what will be stored and how they can be recovered.

5. Maintain awareness of efforts serving the encampment in question and encampments broadly.

6. Make every effort to identify and offer shelter including interim housing or motel vouchers to persons living in an encampment before taking action to remove an encampment. If shelter cannot be secured prior to removal despite these efforts, confirm there are reasonably accessible locations within the jurisdiction where a person may lawfully sleep.

7. Prioritize health and safety in assessing encampments, and where appropriate address hazards prior to or independent from any removing operation.

Appendix E: Housing First Statute

Welfare and Institutions Code (WIC)

DIVISION 8. MISCELLANEOUS [8050 - 8266]

(Division 8 repealed and added by Stats. 1967, Ch. 1667.)

CHAPTER 6.5. Housing First and Coordinating Council [8255 - 8257.3]

(Chapter 6.5 added by Stats. 2016, Ch. 847, Sec. 2.)

8255.

For purposes of this chapter:

(a) "Council" means the California Interagency Council on Homelessness, formerly known as the Homeless Coordinating and Financing Council established pursuant to Section 8257.

(b) "Core components of Housing First" means all of the following:

(1) Tenant screening and selection practices that promote accepting applicants regardless of their sobriety or use of substances, completion of treatment, or participation in services.

(2) Applicants are not rejected on the basis of poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, or behaviors that indicate a lack of "housing readiness."

(3) Acceptance of referrals directly from shelters, street outreach, drop-in centers, and other parts of crisis response systems frequented by vulnerable people experiencing homelessness.

(4) Supportive services that emphasize engagement and problem solving over therapeutic goals and service plans that are highly tenant-driven without predetermined goals.

(5) Participation in services or program compliance is not a condition of permanent housing tenancy.

(6) Tenants have a lease and all the rights and responsibilities of tenancy, as outlined in California's Civil, Health and Safety, and Government codes.

(7) The use of alcohol or drugs in and of itself, without other lease violations, is not a reason for eviction.

(8) In communities with coordinated assessment and entry systems, incentives for funding promote tenant selection plans for supportive housing that prioritize eligible tenants based on criteria other than "first-come-first-serve," including, but not limited

to, the duration or chronicity of homelessness, vulnerability to early mortality, or high utilization of crisis services. Prioritization may include triage tools, developed through local data, to identify high-cost, high-need homeless residents.

(9) Case managers and service coordinators who are trained in and actively employ evidence-based practices for client engagement, including, but not limited to, motivational interviewing and client-centered counseling.

(10) Services are informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction as a part of tenants' lives, where tenants are engaged in nonjudgmental communication regarding drug and alcohol use, and where tenants are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the tenant so chooses.

(11) The project and specific apartment may include special physical features that accommodate disabilities, reduce harm, and promote health and community and independence among tenants.

(c) "Homeless" has the same definition as that term is defined in Section 91.5 of Title 24 of the Code of Federal Regulations.

(d) (1) "Housing First" means the evidence-based model that uses housing as a tool, rather than a reward, for recovery and that centers on providing or connecting homeless people to permanent housing as quickly as possible. Housing First providers offer services as needed and requested on a voluntary basis and that do not make housing contingent on participation in services.

(2) (A) "Housing First" includes time-limited rental or services assistance, so long as the housing and service provider assists the recipient in accessing permanent housing and in securing longer term rental assistance, income assistance, or employment.

(B) For time-limited, supportive services programs serving homeless youth, programs should use a positive youth development model and be culturally competent to serve unaccompanied youth under 25 years of age. Providers should work with the youth to engage in family reunification efforts, where appropriate and when in the best interest of the youth. In the event of an eviction, programs shall make every effort, which shall be documented, to link tenants to other stable, safe, decent housing options. Exit to homelessness should be extremely rare, and only after a tenant refuses assistance with housing search, location, and move-in assistance.

(e) "State programs" means any programs a California state agency or department funds, implements, or administers for the purpose of providing emergency shelter,

interim housing, housing, or housing-based services to people experiencing homelessness or at risk of homelessness, with the exception of federally funded programs with requirements inconsistent with this chapter.

(Amended by Stats. 2024, Ch. 297, Sec. 5. (SB 1395) Effective January 1, 2025.)

Appendix F: Inspection of Homeless Shelters Statute

Health and Safety Code (HSC)

CHAPTER 5. Administration and Enforcement [17960 – 17998.3]
ARTICLE 2.3 Inspection of Homeless Shelters [17974 – 17974.6]

17974.

For purposes of this article:

(a) "Department" means the Department of Housing and Community Development.

(b) (1) "Homeless shelter" means any of the following:

(A) An emergency shelter, as defined in Section 576.2 of Title 24 of the Code of Federal Regulations.

(B) An emergency shelter, as defined in subdivision (e) of Section 50801.

(C) A navigation center, as defined in Section 50216.

(2) "Homeless shelter" does not include emergency shelters that are funded by the program commonly referred to as Project Roomkey administered by the State Department of Social Services.

(c) "Local agency" means any city, including a charter city, county, or city and county.

(d) "State agency" means the Business, Consumer Services, and Housing Agency.

(e) "State funding" means any grant, loan, or other type of financial assistance awarded to a homeless shelter on or after July 1, 2021, from the following sources:
(1) The Homeless Housing, Assistance, and Prevention Program (Chapter 6 (commencing with Section 50216) of Part 1 of Division 31).

(2) Future one-time state funding for homelessness services.

(Added by Stats. 2021, Ch. 395, Sec. 1. (AB 362) Effective January 1, 2022.)

17974.1.

(a) Notwithstanding any other provision of this part, a city or county that receives a complaint from an occupant of a homeless shelter, or an agent of an occupant, that alleges a homeless shelter is substandard pursuant to Section 17920.3 shall do all of the following:
(1) Inspect the homeless shelter or portion thereof intended for human occupancy that may be substandard pursuant to Section 17920.3.

(2) Identify whether the homeless shelter or any portion thereof intended for human occupancy is substandard pursuant to Section 17920.3, as applicable. The documentation shall be included in the inspection report described in subdivision (h).

(3) As applicable, advise the owner or operator of a homeless shelter of each violation and of each action that is required to be taken to remedy the violation. The city or county shall schedule a reinspection to verify correction of the violations.

(b) Notwithstanding any other provision of this part, and consistent with Section 17970, a city or county shall perform an annual inspection on every homeless shelter located in its jurisdiction to ensure that the homeless shelter is compliant with this part. A city or county conducting an inspection pursuant to this subdivision shall comply with this section, to the extent those provisions are applicable.

(c)(1) If, upon inspection, the city or county determines that a homeless shelter is substandard pursuant to Section 17920.3, the city or county shall promptly, but not later than 10 business days after the city or county completes the inspection, issue a notice to correct the violation to the owner or operator of the homeless shelter.

(2) In the event that the city or county determines that a violation constitutes an imminent threat to the health and safety of the occupants of the homeless shelter, the notice of violation shall be issued immediately and served on the owner or operator of the homeless shelter.

(3) In the event that the city or county determines that deficiencies, violations, or conditions exist at a homeless shelter that are dangerous, hazardous, imminently detrimental to life or health, or otherwise render the homeless shelter unfit for human habitation, the city or county may issue an emergency order directing the owner or operator to take immediate measures to rectify those deficiencies, violations, or conditions.

(d) An inspection conducted pursuant to this section may be announced or unannounced.

(e) The city or county shall maintain all records on file of each homeless shelter inspection. These records shall be made available to the public for inspection.

(f) A city or county shall perform an inspection conducted pursuant to subdivision (a) at least as promptly as that city or county conducts an inspection in response to a request for final inspection pursuant to Section 110 of Part 2 of Division 2 of Chapter 1 of the California Building Code (Part 2 of Title 24 of the California Code of Regulations).

(g) Notwithstanding subdivision (a), a city or county is not required to conduct an inspection in response to either of the following:

(1) A complaint that does not allege one or more substandard conditions.

(2) A complaint submitted by a tenant, resident, or occupant who, within the past 180 days, submitted a complaint about the same property that the chief building inspector or their designee reasonably determined, after inspection, was frivolous or unfounded.

(h) A city or county shall provide free, certified copies of an inspection report and citations issued pursuant to this section, if any, to the complaining occupant or their agent. If the inspection reveals a condition potentially affecting multiple occupants, including, but not limited to, conditions relating to the premises, common areas, or structural features, then the city or county shall provide free copies of the inspection report and citations issued to all potentially affected occupants or their agents.

(i) A city or county shall not unreasonably refuse to communicate with an occupant or the agent of an occupant regarding any matter covered by this article.

(j) A city or county shall conduct an inspection pursuant to this section based on the location of the homeless shelter, in accordance with the following:
(1) A city shall conduct an inspection for shelters within the city's jurisdiction.

(2) A county shall conduct an inspection for shelters within the county's jurisdiction.

(3) A city with a population under 100,000 may partner with its county to conduct an inspection pursuant to this section.

(Amended by Stats. 2025, Ch. 22, Sec. 33. (AB 130) Effective June 30, 2025.)

17974.1.5.

(a) A homeless shelter shall prominently display at the shelter information about an occupant's rights and the process for reporting a complaint alleging a homeless shelter is substandard pursuant to Section 17920.3, including the contact information for all of the following:
(1) The owner or operator of the homeless shelter.

(2) The city or county.

(3) The department.

(b) A homeless shelter shall provide in writing the notice specified in subdivision (a) to any new occupant during intake.

(Added by Stats. 2025, Ch. 22, Sec. 34. (AB 130) Effective June 30, 2025.)

17974.2.

(a) The owner or operator of a homeless shelter shall be responsible for the correction of any violations for which a notice of violation has been given under this article.
(b) An owner or operator of a homeless shelter shall correct each violation within 30 days of receipt of the citation. The city or county, in its sole discretion, may grant the owner or operator a 30-day extension to correct a violation.

(Added by Stats. 2021, Ch. 395, Sec. 1. (AB 362) Effective January 1, 2022.)

17974.3.

(a) The requirements of this article shall not be construed to impose a mandatory duty pursuant to Section 815.6 of the Government Code, and shall not be construed to affect the availability of any immunity otherwise applicable to the city or county or its employees, including, but not limited to, Sections 818.2, 818.4, 818.6, 820.2, 821, 821.2, and 821.4 of the Government Code.
(b) (1) An action to enforce the requirements of this article may be brought pursuant to Section 1085 of the Code of Civil Procedure.
(2) A plaintiff who prevails in an action described in paragraph (1) shall be entitled to recover reasonable attorney's fees and costs.

(3) Notwithstanding any other law, including any provision of this part authorizing the department to enforce this part by means of administrative enforcement, the department may bring a civil action pursuant to this subdivision in order to enforce this part.

(c) For purposes of Section 1085 of the Code of Civil Procedure, the requirements of this article shall be construed as acts that the law specially enjoins, as a duty resulting from an office, trust, or station.

(Amended by Stats. 2025, Ch. 22, Sec. 35. (AB 130) Effective June 30, 2025.)

17974.4.

(a) In addition to the penalties authorized under Chapter 6 (commencing with Section 17995), an owner or operator of a homeless shelter who fails to meet the timelines to correct a violation under this article, building standards published in the State Building Standards Code relating thereto, or any other rules or regulations adopted by the department pursuant to this part, may be liable for a civil penalty in an amount determined by the city or county for each violation or for each day of a continuing violation.

(b) The city or county shall not award or distribute state funding to the owner or operator of a homeless shelter for purposes of operating the shelter, if the city or county determines that any of the following exist:

(1) The owner or operator fails to correct a violation within the time period specified in Section 17974.2.

(2) The owner or operator has failed to correct violations in a timely manner on multiple occasions.

(3) The owner or operator has been cited for a violation that is an imminent threat to the health and safety of the occupants of the homeless shelter and the owner or operator fails to take sufficient action to correct the violation or prevent similar future violations.

(Added by Stats. 2021, Ch. 395, Sec. 1. (AB 362) Effective January 1, 2022.)

17974.5.

(a) Each city and each county shall submit a report annually to the department and the state agency by April 1 of each year that includes all of the following information:

(1) The number of complaints received by the city or county, pursuant to Section 17920.3, including if the city or county did not receive any complaints.

(2) Any pending uncorrected violations determined by the city or county, pursuant to Section 17974.1.

(3) Any determinations by the city or county that conditions exist or existed that make or made the homeless shelter dangerous, hazardous, imminently detrimental to life or health, or otherwise render the homeless shelter unfit for human habitation.

(4) A list of any emergency orders issued pursuant to paragraph (3) of subdivision (c) of Section 17974.1.

(5) A list of any owners or operators who received three or more violations within any six-month period.

(6) Any corrected violations from the prior year.

(b) The report submitted pursuant to subdivision (a) shall be submitted in compliance with Section 9795 of the Government Code.
(c) If a city or county applies for state funding to support the ongoing operations of a homeless shelter, the city or county shall disclose to the state agency that administers the state funding the status of any unresolved violations pursuant to this article and the names of the homeless shelter owner or operator.
(d) The department or the state agency, may, pursuant to the reported information in subdivision (b), deem an owner or operator of a shelter ineligible for state funding for shelter operations.
(e) The department shall withhold state funding from a city or county that fails to comply with the reporting requirements in this section or fails to take action to correct a violation of this article by a homeless shelter pursuant to Section 17974.4.
(Amended by Stats. 2025, Ch. 22, Sec. 36. (AB 130) Effective June 30, 2025.)

17974.6.
The Legislature finds and declares that this article addresses a matter of statewide concern rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this article applies to all cities, including charter cities.
(Added by Stats. 2021, Ch. 395, Sec. 1. (AB 362) Effective January 1, 2022.)

ITEM # 15

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: **AUTHORIZE AN INCREASE TO THE BLANKET PURCHASE ORDER WITH ADAMSON POLICE PRODUCTS**

DATE: May 13, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Authorize an increase to the existing blanket Purchase Order with Adamson Police Products in the amount of $7,000; and
2. Take such additional, related action that may be desirable.

FISCAL IMPACT:

An existing blanket purchase order is currently in place with Adamson Police Products in the amount of $49,238. Staff is requesting an increase of $7,000 to the not-to-exceed amount in order to purchase additional police safety equipment. There are sufficient appropriations in Account Number 100-80-815-6000.20 (General Fund, Police, Support Services, Supplies - Non-Durable), therefore a budget amendment is not needed as part of the recommended actions. Since this proposed change in the not-to-exceed amount increases the original purchase order to $50,000 or greater, City Council approval is required (Montebello Municipal Code Chapter 3.20 et al).

BACKGROUND/DISCUSSION:

A purchase order was created for Fiscal year 2025-26 for police safety equipment utilizing General Fund and grant funding in the amount of $49,238. The vendor recently provided outstanding invoices for swivel radio holders and impact sponge rounds dated 2024 that

must be paid in addition to the current fiscal year invoice pending for bullet proof vests.

The safety, preparedness, and operational readiness of Montebello Police Department personnel are essential to the City's ability to maintain public safety and ensure effective community-oriented policing. As crime trends and emergency situations grow increasingly complex, it is critical that officers are equipped with modern and reliable protective equipment.

To proceed with paying the invoices from 2024, as well as to purchase equipment through end of FY 2025-26, the City must authorize an increase to the purchase order in the amount of $7,000 to account for the full scope of equipment procured. This action ensures compliance with procurement policies.

ENVIRONMENTAL:

N/A

ANALYSIS:

N/A

SUMMARY:

Staff is requesting an increase to the existing blanket purchase order with Adamson Police Products in the amount of $7,000 (from an existing amount of $49,238). The additional funds will allow the police department to purchase safety equipment for Fiscal Year 2025-26 as well as pay invoices from 2024.

ATTACHMENT(S)

1. Attachment A-PO 2026-381-Adamson
2. Attachment B-Adamson Invoices- INV448220, INV426795, INV446759

Bill To
Accounts Payable
1600 W. Beverly Blvd.
Montebello , CA 90640

Ship To
Police Department
1600 W. Beverly Blvd.
Montebello, CA 90640

Reprint Purchase Order
No. 2026-00000381

10/22/25

Vendor 1670 ADAMSON POLICE PRODUCTS

Contact
ADAMSON POLICE PRODUCTS
160 AIRWAY BLVD
LIVERMORE, CA 94551

Deliver by
Ship Via
Freight Terms
Originator Monique Navarro
Resolution Number
Payment Terms 30

Status	Quantity	U/M	Description	Unit Cost	Total Cost
Open	44340.9000	TAX	Miscellaneous	$0.1050	$4,655.79
Item Description Sales Tax amount					
G/L Account			***Project***	***Amount***	***Percent***
100-80-805-6000.40 (Supplies Durable)					100.00%
Open	1.0000	EA	Miscellaneous	$43,468.2700	$43,468.27
Item Description Police Safety Gear & Equipment					
G/L Account			***Project***	***Amount***	***Percent***
100-80-805-6000.40 (Supplies Durable)					100.00%
Open	1.0000	FR	Miscellaneous	$260.0000	$260.00
Item Description Freight					
G/L Account			***Project***	***Amount***	***Percent***
100-80-805-6000.40 (Supplies Durable)					100.00%
Open	1.0000	EA	Miscellaneous	$772.8900	$772.89
Item Description Spit Hoods (JAG Grant)					
G/L Account			***Project***	***Amount***	***Percent***
240-8055-800-6010 (Machinery & Equipments)					100.00%
Open	1.0000	TAX	Miscellaneous	$81.1500	$81.15
Item Description Spit Hoods (JAG Grant) Tax Line					
G/L Account			***Project***	***Amount***	***Percent***
240-8055-800-6010 (Machinery & Equipments)					100.00%

Special Instructions

Bill To
Accounts Payable
1600 W. Beverly Blvd.
Montebello , CA 90640

Ship To
Police Department
1600 W. Beverly Blvd.
Montebello, CA 90640

Reprint Purchase Order
No. 2026-00000381

10/22/25

Vendor 1670 ADAMSON POLICE PRODUCTS

Contact
ADAMSON POLICE PRODUCTS
160 AIRWAY BLVD
LIVERMORE, CA 94551

Deliver by
Ship Via
Freight Terms
Originator Monique Navarro
Resolution Number
Payment Terms 30

Status	Quantity	U/M	Description	Unit Cost	Total Cost

Level	*Level Description*	*Date*	*Approval User*
1	Entry	10/22/2025	Monique Navarro
5	Finance Approval	10/22/2025	Alexis Lucero

Subtotal	$49,238.10
Sales Tax	$0.00
Total Due	$49,238.10

Open Total Cost	$49,238.10
Amount Voided	
Open Amount Expensed	$46,749.94
Open Amount Encumbered	$2,488.16
Amount Discounted	
Open Amount Remaining	$2,488.16

Special Instructions

INVOICE

DATE	PAGE
Feb 26, 2026	1
NUMBER	
INV448220	

adamson police products
Est. 1980

520 Cameron Street
Placentia, CA 92870
PH: (800) 824-0162 FX: (800) 824-0112

Please Remit Payments To
Adamson Police Products
160 Airway Blvd
Livermore, CA94551

SOLD TO
MONTEBELLO POLICE DEPT
AP@CITYOFMONTEBELLO.COM
1600 W BEVERLY BLVD
MONTEBELLO, CA 90640

SHIP TO
MONTEBELLO POLICE DEPT
ATTN: SGT F. VALLE
1600 W BEVERLY BLVD
MONTEBELLO, CA 90640

ORDER NO.	ORDER DATE	CUST. NO	SALESMAN	PO Number	SHIP VIA	TERMS
SC097191	Sep 17, 2024	AC1601	TONYD	F. VALLE	SH0001	NETO30

QUANTITY ORD.	QUANTITY SHP.	QUANTITY B/O	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UNIT	AMOUNT
100	100	0	260/6325	XM1006 EXACT IMPACT SPONGE ROUND 40MM	24.150	EA	2,415.00
			MC0150	FREIGHT ON MERCHANDISE - FACTORY DEF TECH FREIGHT TICKET ID: 901920 VIA FEDEX GROUND			49.11
			Due Date	**Amount Due** **Discount Date**	**Disc. Amount**		
			Mar 28, 2026	2,718.06 Feb 26, 2026	0.00		

Comments:

Tax summary:

OE001	150.94
LACOUNTY	84.53
MONTEBELLO	18.48
OE027	0.00

Subtotal	2,464.11
Total Sales Tax	253.95
Total Amount	2,718.06
Less Payment	0.00
Less pmt. disc.	0.00
Amount due	2,718.06

ITAR & Department of Commerce Warning Some items sold by Adamson Police Products are subject to the ITAR and/or Dept. of Commerce regulations, and export of any such items is strictly prohibited. By proceeding with this transaction, the customer states it does not intend to export such items after receipt of same from Adamson Police Products The customer also certifies it will comply with all requirements imposed by all applicable laws, regulations and administrative policies.

Original

INVOICE

DATE	PAGE
Dec 26, 2024	1
NUMBER	
INV426795	

adamson police products
Est. 1980

520 Cameron Street
Placentia, CA 92870
PH: (800) 824-0162 FX: (800) 824-0112

Please Remit Payments To
Adamson Police Products
160 Airway Blvd
Livermore, CA 94551

SOLD TO
MONTEBELLO POLICE DEPT
AP@CITYOFMONTEBELLO.COM
1600 W BEVERLY BLVD
MONTEBELLO, CA 90640

SHIP TO
MONTEBELLO POLICE DEPT
ATTN: SGT F. VALLE
1600 W BEVERLY BLVD
MONTEBELLO, CA 90640

ORDER NO.	ORDER DATE	CUST. NO.	SALESMAN	PO Number	SHIP VIA	TERMS
SC097912	Dec 19, 2024	AC1601	TONYD	F. VALLE	SH0001	NETO30

QUANTITY ORD.	QUANTITY SHP.	QUANTITY B/O	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UNIT	AMOUNT
20	20	0	117/7914S-22113	UNIVERSAL RADIO HOLDER SWIVEL BW BLK	43.75	EA	875.00
			Due Date	**Amount Due** **Discount Date**	**Disc. Amount**		
			Jan 25, 2025	964.69 Dec 26, 2024	0.00		

Comments:
SHIP STOCK LOC 30 12/20/24 TRK 7266 8643 2730

Tax summary:

OE001	54.69
LACOUNTY	15.31
MONTEBELLO	6.56
OE027	13.13

Subtotal	875.00
Total Sales Tax	89.69
Total Amount	964.69
Less Payment	0.00
Less pmt. disc.	0.00
Amount due	964.69

ITAR & Department of Commerce Warning: Some items sold by Adamson Police Products are subject to the ITAR and/or Dept. of Commerce regulations, and export of any such items is strictly prohibited. By proceeding with this transaction, the customer states it does not intend to export such items after receipt of same from Adamson Police Products. The customer also certifies it will comply with all requirements imposed by all applicable laws, regulations and administrative policies.

Original

INVOICE

DATE	PAGE
Jan 27, 2026	1
NUMBER	
INV446759	

520 Cameron Street
Placentia, CA 92870
PH: (800) 824-0162 FX: (800) 824-0112

Please Remit Payments To
Adamson Police Products
160 Airway Blvd
Livermore, CA 94551

SOLD TO

MONTEBELLO POLICE DEPT
AP@MONTEBELLOCA.GOV
1600 W BEVERLY BLVD
MONTEBELLO, CA 90640

SHIP TO

MONTEBELLO POLICE DEPT.
ATTN: MICHAEL VASQUEZ
1600 W BEVERLY BLVD
MONTEBELLO, CA 90640

ORDER NO.	ORDER DATE	CUST. NO.	SALESMAN	PO Number	SHIP VIA	TERMS
SC100964	Dec 12, 2025	AC1601	ROBB	M. VASQUEZ	SH0001	NETO30

QUANTITY ORD.	QUANTITY SHP.	QUANTITY B/O	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UNIT	AMOUNT
5	5	0	788/SBA-SX02-II-M	SAFARILAND ARMOR 2.0, SX, LVL II, A7 - MALE JORGE PEREZ 2213/2014 JARETT RINCNES 2013/2014 ANDREW MARTINEZ 2012/1813 CHRISTOPHER MENDOZA 2014/2015 LUIS COKER 2212/2013	593.75	EA	2,968.75
12	12	0	788/SBA-M2	SAFARILAND ARMOR M2 COVERT CONCEALABLE CARRIER COLOR BLACK, 2 QTY. FOR EACH OFFICER	68.75	EA	825.00
1	1	0	788/SBA-SX02-II-U	SAFARILAND ARMOR 2.0, SX, LVL II, A5 - UNSTRUCT FEMALE JOSEPHINA ARANA 1810/1811	593.75	EA	593.75
6	6	0	788/1001665	IMPAC HT 7" X 9" SINGLE CURVE RECTANGLE CUT	12.50	EA	75.00
			Due Date	**Amount Due** **Discount Date**	**Disc. Amount**		
			Feb 26, 2026	4,931.07 Jan 27, 2026	0.00		

Comments:

Tax summary:

OE001	278.91
LACOUNTY	156.19
MONTEBELLO	33.47
OE027	0.00

Subtotal	4,462.50
Total Sales Tax	468.57
Total Amount	4,931.07
Less Payment	0.00
Less pmt. disc.	0.00
Amount due	4,931.07

ITAR & Department of Commerce Warning Some items sold by Adamson Police Products are subject to the ITAR and/or Dept. of Commerce regulations, and export of any such items is strictly prohibited. By proceeding with this transaction, the customer states it does not intend to export such items after receipt of same from Adamson Police ProductsThe customer also certifies it will comply with all requirements imposed by all applicable laws, regulations and administrative policies.

Original

ITEM # 16

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: **AUTHORIZE EXECUTION OF A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY AND THE CITY OF MONTEBELLO TO IMPLEMENT THE HARBOR TOXIC POLLUTANTS TOTAL MAXIMUM DAILY LOAD PROGRAM**

DATE: May 13, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Approve the Harbor Toxic Pollutants Total Maximum Daily Load Memorandum of Understanding between the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority and the City of Montebello; and
2. Authorize the City Manager to sign and execute the Memorandum of Understanding; and
3. Take such additional, related action that may be desirable.

FISCAL IMPACT:

The Memorandum of Understanding (MOU) (Attaachment A) between the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority and the City of Montebello establishes a five-year term beginning in Fiscal Year 2026–27. The annual participation fee ranges from $808 in FY 2026–27 to $945 in FY 2030–31.

These costs will be funded through Measure W (Fund 229) and are incorporated into the City's annual expenditure plan submitted under the Safe Clean Water Program. Funding

for these expenses will be included in the proposed Fiscal Year 2026-27 budget.

BACKGROUND/DISCUSSION:

The United States Environmental Protection Agency (EPA) established the Harbor Toxic Pollutants Total Maximum Daily Load (TMDL) on March 23, 2012. This TMDL set limits on toxic pollutant discharges into the Dominguez Channel and the Greater Los Angeles and Long Beach Harbor waters. The primary goals aim to protect and improve water quality in these ecologically and economically vital areas. The TMDL requires National Pollutant Discharge Elimination System (NPDES) permit holders and Municipal Separate Storm Sewer System (MS4) Permittees to cooperate, monitor, and report on compliance. GWMA, a California Joint Powers Authority, coordinates these efforts across the various member cities and partners.

The GWMA manages a comprehensive harbor water quality monitoring program. This includes:

- Fixed monitoring stations in the Los Angeles River, San Gabriel River, and Coyote Creek.
- Annual reporting to the Los Angeles Regional Water Quality Control Board to demonstrate compliance with TMDL milestones.
- Coordination through Lower Los Angeles River and Lower San Gabriel River Watershed Management Groups to ensure consistency with other regional monitoring programs.

The MOU (Attachment A) ensures that stormwater discharges from the various member cities are monitored and controlled to meet the TMDL's toxic pollutant limits. They are critical for protecting marine life and public health.

ENVIRONMENTAL:

N/A

ANALYSIS:

N/A

SUMMARY:

Staff recommend the City Council authorize the City Manager to execute the Memorandum of Understanding (Attachment A) between the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority and the City.

ATTACHMENT(S)

1. Attachment A - Draft 2026 Harbor Toxic Upstream MOU

AGREEMENT
BETWEEN THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY AND THE CITY OF MONTEBELLO

FOR COST SHARING FOR THE INSTALLATION OF MONITORING EQUIPMENT AND MONITORING PURSUANT TO THE HARBOR TOXIC POLLUTANTS TMDL

This Agreement is made and entered into as of April 9, 2026 by and between the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority ("GWMA"), a California Joint Powers Authority, and the City of Montebello, (the "Permittee"). The Permittee and the GWMA are collectively referred to as the "Parties."

RECITALS

WHEREAS, the mission of the GWMA includes the equitable protection and management of water resources within its area;

WHEREAS, for the purposes of this Agreement, the term "MS4 Permittees" shall mean those public agencies that are co-permittees to a National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System Permit ("MS4 Permit") issued by the Los Angeles Regional Water Quality Control Board ("Regional Board");

WHEREAS, the United States Environmental Protection Agency established the Total Maximum Daily Loads ("TMDL") for Toxic Pollutants on March 23, 2012, with the intent of protecting and improving water quality in the Dominguez Channel and the Greater Los Angeles and Long Beach Harbor Waters ("Harbor Toxic Pollutants TMDL");

WHEREAS, the Harbor Toxic Pollutants TMDL regulates certain discharges from National Pollutant Discharge Elimination System ("NPDES") permit holders, requiring organization and cooperation among the MS4 Permittees;

WHEREAS, the Permittee manages, drains or conveys storm water into at least a portion of the Los Angeles River including its estuary or Coyote Creek or the San Gabriel River;

WHEREAS, various MS4 Permittees desire to achieve the objectives of the Harbor Toxic Pollutants TMDL by continuing to maintain the monitoring station in the Los Angeles River at Wardlow Road, monitoring station in the San Gabriel River near Spring Street, and monitoring station in the Coyote Creek, also near Spring Street and conducting monitoring at said monitoring stations (collectively "Monitoring Stations") to ensure consistency with other regional monitoring programs and usability with other TMDL related studies;

WHEREAS, continuing maintenance of the Monitoring Stations and future monitoring requires administrative coordination for the various MS4 Permittees that the GWMA can and is willing to provide;

WHEREAS, the Lower Los Angeles River Watershed Management Group and the Lower San Gabriel River Watershed Management Group have been formed pursuant to the MS4 Permit and oversee and manage the monitoring program for the Harbor Toxic Pollutants TMDL within their respective watersheds;

WHEREAS, the members of the GWMA are the Cities of Artesia, Bell, Bell Gardens, Bellflower, Cerritos, Commerce, Compton, Cudahy, Downey, Hawaiian Gardens, Huntington Park, La Mirada, Lakewood, Long Beach, Lynwood, Maywood, Montebello, Norwalk, Paramount, Pico Rivera, Santa Fe Springs, Signal Hill, South Gate, Vernon, Whittier, Water Replenishment District of Southern California, Central Basin Municipal Water District, and the Long Beach Water Department ("GWMA Members");

WHEREAS, because of the financial savings and benefits resulting from this cost-sharing arrangement, other MS4 Permittees that are not GWMA Members may request to participate in the cost sharing of the Monitoring Costs for the maintenance of the Monitoring Stations and the costs of monitoring conducted at the Monitoring Stations (collectively "Monitoring Costs");

WHEREAS, the GWMA Board of Directors authorized the GWMA to enter into individual separate agreements with such individual MS4 Permittees (which shall not have voting rights in the GWMA) for the sole purpose of cost sharing the Monitoring Costs;

WHEREAS, because GWMA Members already pay annual membership fees that pay for GWMA administrative costs, GWMA Members that participate in the cost share for the Monitoring Costs shall pay an administrative fee that is less than that the administrative fee charged to MS4 Permittees that are not GWMA Members;

WHEREAS, certain private NPDES permit holders that are subject to the Harbor Toxic Pollutants TMDL have also expressed interest in participating in the cost share for the Monitoring Costs and procuring the monitoring data generated pursuant to this Agreement in order to satisfy their own permit obligations;

WHEREAS, the current agreements that cover the cost share arrangements for the Monitoring Costs through fiscal year 2025-2026 will expire on June 30, 2026.

WHEREAS, it is currently unknown how many MS4 Permittees and private NPDES permit holders will ultimately participate in the cost sharing of the Monitoring Costs for fiscal years 2026-2027 through 2030-2031;

WHEREAS, depending on how many MS4 Permittees and private NPDES permit holders ultimately participate in the cost sharing for the Monitoring Costs, each participating Permittee's annual cost share amount will be adjusted and the GWMA will notify each participating Permittee of its adjusted annual cost share amount in writing;

WHEREAS, the Permittee desires to share in the Monitoring Costs;

WHEREAS, the Parties have determined that authorizing GWMA to hire consultants as necessary to maintain the Monitoring Stations and conduct the monitoring required by the Harbor Toxic Pollutants TMDL will be beneficial to the Parties;

WHEREAS, the Permittee agrees to pay: (a) its proportional share of the Monitoring Costs to be incurred by the GWMA in accordance with the Cost Sharing Formula reflected in Exhibit "A"; and (b) applicable administrative fees to cover administrative costs; and

WHEREAS, the role of the GWMA is to: (1) invoice and collect funds from the Permittee to cover its portion of the Monitoring Costs; and (2) hire and retain consultants to maintain Monitoring Stations and conduct monitoring at the Monitoring Stations.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties do hereby agree as follows:

Section 1. Purpose. The purpose of this Agreement is for the Permittee to cost share in the Monitoring Costs.

Section 2. Cooperation. The Parties shall fully cooperate with one another to achieve the purposes of this Agreement.

Section 3. Voluntary Nature. The Parties voluntarily enter into this Agreement.

Section 4. Binding Effect. This Agreement shall become binding on GWMA and the Permittee.

Section 5. Term. This Agreement shall commence on July 1, 2026 and shall expire on June 30, 2031, unless terminated earlier pursuant to this Agreement.

Section 6. Role of the GWMA.

(a) The GWMA shall invoice and collect funds from the Permittee to cover the Monitoring Costs.

(b) The GWMA shall administer the consultants' contracts for the Monitoring Costs. Provided the Permittee has paid all outstanding invoices to the GWMA to cover the Monitoring Costs and administrative costs, the GWMA will provide the Permittee with the monitoring data collected from the Monitoring Stations and any associated reports.

(c) The GWMA is authorized to, and may negotiate and enter into agreements with, and collect funds from general and individual NPDES permit holders, that are not MS4 Permittees, for cost-sharing the Monitoring Costs in order to reduce the total costs incurred by the MS4 Permittees.

Section 7. Financial Terms.

(a) Annual Payment Amount. The Permittee shall pay no more than the following amounts for each of the five fiscal years (June 30-July 1) listed below ("Annual Payment Amount"):

Fiscal Year 2026-2027:
Seven Hundred Sixty-Nine Dollars and Seventy-Three Cents ($ 769.73)

Fiscal Year 2027-2028:
Eight Hundred Dollars and Fifty-Three Cents ($ 800.53)

Fiscal Year 2028-2029:
Eight Hundred Thirty-Two Dollars and Fifty-Four Cents ($ 832.54)

Fiscal Year 2029-2030:
Eight Hundred Sixty-Five Dollars and Eighty-Five Cents ($ 865.85)

Fiscal Year 2030-2031:
Nine Hundred Dollars and Forty-Seven Cents ($ 900.47)

Each Annual Payment Amount includes the Permittee's Cost Share Amount identified in Exhibit "A", attached hereto and incorporated herein.

(b) Administrative Costs. In addition to the Annual Payment Amount, the Permittee shall also pay its proportional share of the GWMA's staff time for hiring the consultants, managing the consultants' contracts, and invoicing the Permittee and legal fees incurred by the GWMA in the performance of its duties under this Agreement ("Direct Costs"), and audit expenses and other overhead costs ("Indirect Costs"), referred to collectively herein as the "Administrative Costs Payment Amount". The Administrative Costs Payment Amount will be added to the Permittee's annual invoice to cover the Permittee's share of the administrative costs.

i. GWMA Members. If the Permittee is a GWMA Member, then the Administrative Costs Payment Amount does not include the GWMA's Indirect Costs, which GWMA Members absorb as part of their annual membership dues. The rate charged to GWMA Members in order to recover the Direct Costs portion of the Administrative Costs Payment Amount will range between zero percent (0%) and five percent (5%) of the of the Permittee's Cost Share Amount identified in Exhibit "A." On an annual basis the GWMA will evaluate the percentage rate charged to GWMA Members to ensure it adequately recovers the GWMA's cost of performing its duties under this Agreement. Based on this review, the GWMA Board will establish the rate charged to recover its Direct Costs for the next fiscal year. The GWMA will provide the Permittee, through the respective Chairs of the Lower San Gabriel River and Lower Los Angeles River Watershed Management Groups, fifteen (15) days' written notice prior to July 1st of the fiscal year in which a new rate will take effect.

ii. Non-GWMA Members. If the Permittee is not a GWMA Member, then the Administrative Costs Payment Amount will include the GWMA's Indirect Costs. The rate charged to Non-GWMA Members in order to recover Direct Costs will range between five percent (5%) and ten percent (10%) of the Permittee's Cost Share Amount identified in Exhibit "A." The rate charged to Non-GWMA Members in order to recover Indirect Costs will range between two percent (2%) and five percent (5%) of the Permittee's Cost Share Amount identified in Exhibit "A." On an annual basis the GWMA will evaluate the percentage rates for both Direct and Indirect Costs charged to Non-GWMA Members to ensure they adequately recover the GWMA's cost of performing its duties under this MOU. Based on this review, the GWMA Board may increase or decrease the rates charged to recover its Direct and Indirect Costs for the next fiscal year. The GWMA will provide the Permittee, through the respective Chairs of the Lower San Gabriel River and Lower Los Angeles River Watershed Management Groups, fifteen (15) days' written notice prior to July 1st of the fiscal year in which a new rate will take effect.

(c) Adjustment of Cost Share Based on Number of Participants. The Annual Payment Amount and the Administrative Costs Payment Amount identified in this Section 7 ("Financial Terms") represent the maximum dollar amounts that the Permittee is required to submit to the GWMA, but may be reduced based on the final number of MS4 Permittees that participate in the cost sharing for the Monitoring Costs.

(d) Reserve Credits. If the actual cost share amount plus administrative costs collected by GWMA from all participating permittees in the Harbor Toxic Pollutants TMDL program are less than the Annual Payment Amount, plus the Administrative Costs Payment Amount, paid by all permittees in a particular year, then the GWMA will notify the Chairs of the Lower San Gabriel River and Lower Los Angeles River Watershed Management Groups. The Chairs will direct GWMA on how to apply the excess balance, which may include carrying the balance over to cover permittee costs in one or more subsequent years. GWMA reserves the right to transfer funds from the excess balance to maintain a minimum balance of $10,000 in its account dedicated to the Harbor Toxic Pollutants TMDL program at all times, per GWMA's Administrative Budget Policy. Notwithstanding the forgoing, the Administrative Costs Payment Amount charged to non-GWMA Members for Indirect Costs will be retained by GWMA and is not subject to a credit.

(e) Funds remaining in the possession of the GWMA at the expiration or earlier termination of this MOU shall be promptly returned to the Permittee in proportion to the Cost Share Amount identified in Exhibit "A" or rolled over into the subsequent MOU for the Harbor Toxic Pollutants TMDL if requested by the Permittee.

(f) The Permittee's Annual Payment Amount and Administrative Costs Payment Amount for the 2026-2027 fiscal year are due upon execution of this Agreement, but in no event later than September 30, 2026. For each subsequent fiscal year, commencing with the 2027-2028 fiscal year, the GWMA shall submit annual invoices to the Permittee for the Annual Payment Amount and Administrative Costs Payment Amount. Upon receiving an invoice from GWMA, each Permittee shall pay the Annual

Payment Amount and Administrative Costs Payment Amount set forth in the invoice to the GWMA within forty-five (45) days of receipt.

(g) The Permittee shall be delinquent if its invoiced payment is not received by the GWMA within forty-five (45) days after the invoice's date. If the Permittee is delinquent, the GWMA will: 1) verbally contact the representative of the Permittee; and 2) submit a formal letter from the GWMA Executive Officer to the Permittee at the address listed in Section 11 of this Agreement. If payment is not received within sixty (60) days of the original invoice date, the GWMA may terminate this Agreement. However, no such termination may be ordered unless the GWMA first provides the Permittee with thirty (30) days written notice of its intent to terminate the Agreement. The terminated Permittee shall remain obligated to GWMA for its delinquent payments and any other obligations incurred prior to the date of termination. If the GWMA terminates this Agreement because the Permittee is delinquent in its payment, the Permittee shall no longer be entitled to the monitoring data collected from the Monitoring Stations.

(h) Any delinquent payments by the Permittee shall accrue compound interest at the average rate of interest paid by the Local Agency Investment Fund during the time that the payment is delinquent.

Section 8. Independent Contractor.

(a) The GWMA is, and shall at all times remain, a wholly independent contractor for performance of the obligations described in this Agreement. The GWMA's officers, officials, employees and agents shall at all times during the term of this Agreement be under the exclusive control of the GWMA. The Permittee cannot control the conduct of the GWMA or any of its officers, officials, employees or agents. The GWMA and its officers, officials, employees, and agents shall not be deemed to be employees of the Permittee.

(b) The GWMA is solely responsible for the payment of salaries, wages, other compensation, employment taxes, workers' compensation, or similar taxes for its employees and consultants performing services hereunder.

Section 9. Indemnification and Warranty.

(a) The Permittee shall defend, indemnify and hold harmless the GWMA and its officers, employees, and other representatives and agents from and against any and all liabilities, actions, suits proceedings, claims, demands, losses, costs, and expenses, including legal costs and attorney's fees, for injury to or death of person(s), for damage to property (including property owned by the GWMA) for negligent or intentional acts, errors and omissions committed by the Permittee or its officers, employees, and agents, arising out of or related to that Permittee's performance under this Agreement, except for such loss as may be caused by GWMA's negligence or that of its officers, employees, or other representatives and agents, excluding the consultant.

(b) GWMA makes no guarantee or warranty that any monitoring data prepared by the consultants shall be approved by the relevant governmental authorities.

GWMA shall have no liability to the Permittee for the negligent or intentional acts or omissions of GWMA's consultants.

Section 10. Termination.

(a) The Permittee may terminate this Agreement for any reason, or no reason, by giving the GWMA prior written notice thereof, but the Permittee shall remain responsible for its entire Annual Payment Amount through the end of the current fiscal year during which Permittee terminates the Agreement and shall not be entitled any refund of any portion of said Annual Payment Amount. Moreover, unless the Permittee provides written notice of termination to the GWMA by February 15th immediately prior to a new fiscal year, the Permittee shall also be responsible for its Annual Payment Amount through the end of such new fiscal year (by way of example only, if the Permittee terminates on March 1st, 2027, the Permittee is responsible for the Annual Payment Amounts for both fiscal years 2026-2027 and 2027-2028. If the Permittee terminates on February 10, 2027, the Permittee is responsible for its Annual Payment Amount only for Fiscal year 2026-2027, not for fiscal year 2027-2028). If the Permittee terminates the Agreement, the Permittee shall remain liable for any loss, debt, or liability otherwise incurred through the end of the new fiscal year.

(b) The GWMA may, with a vote of the GWMA Board, terminate this Agreement upon not less than thirty (30) days written notice to the Permittee. Any remaining funds not due and payable or otherwise legally committed to Consultant shall be returned to the Permittee.

Section 11. Miscellaneous.

(a) Other NPDES Permit Holders. Individual or general NPDES permit holders who are not MS4 Permittees that receive Harbor Toxic Pollutants TMDL monitoring requirements in their NPDES permits may wish to participate in this cost share for the Monitoring Costs in order to receive the monitoring data collected from the Monitoring Stations. Upon receipt of a written request from an NPDES permit holder to participate in this cost share, the GWMA will either reject or accept the NPDES permit holder's participation in the cost share arrangement. If accepted, the NPDES permit holder will enter into a separate cost share agreement with the GWMA that will require the NPDES permit holder to pay annually at least twenty-five thousand dollars ($25,000) ("Private Monitoring Fee") for the Monitoring Costs, with an annual cost of living adjustment based on the CPI-All Urban Consumers for the Los Angeles Area as published by the U.S. Department of Labor, Bureau of Labor Statistics (or any successor thereto). The calculation shall be made using the immediate prior 12-month index ending in January. Failure to pay the Private Monitoring Fee by the date set forth in the cost share agreement will result in termination of the NPDES permit holder's participant status. An NPDES permit holder accepted as a participant will only be entitled to receive the monitoring data collected from the Monitoring Stations for any fiscal year in which the participant has paid its Private Monitoring Fee. The Private Monitoring Fee will be applied as a credit toward the Permittee's Annual Payment Amount in proportion to the Permittee's Cost Share Amount identified in Exhibit "A."

(b) Notices. All Notices which the Parties require or desire to give hereunder shall be in writing and shall be deemed given when delivered personally or three (3) days after mailing by registered or certified mail (return receipt requested) to the following address or as such other addresses as the Parties may from time to time designate by written notice in the aforesaid manner:

To GWMA:

Ms. Grace Kast
Executive Officer
16401 Paramount Boulevard
Paramount, CA 90723

To the Permittee:

City of Montebello
1600 W. Beverly Blvd.
Montebello, CA 90640
Attn: Cesar Roldan

(c) Amendment. The terms and provisions of this Agreement may not be amended, modified or waived, except by a written instrument signed by all Parties.

(d) Waiver. Waiver by either the GWMA or the Permittee of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver, by the GWMA or the Permittee, to any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach of any provision of this Agreement.

(e) Law to Govern: Venue. This Agreement shall be interpreted, construed, and governed according to the laws of the State of California. In the event of litigation between the Parties, venue shall lie exclusively in the County of Los Angeles.

(f) No Presumption in Drafting. The Parties to this Agreement agree that the general rule than an agreement is to be interpreted against the Party drafting it, or causing it to be prepared, shall not apply.

(g) Severability. If any term, provision, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and this Agreement shall be read and construed without the invalid, void, or unenforceable provisions(s).

(h) Entire Agreement. This Agreement constitutes the entire agreement of the Parties with respect to the subject matter hereof and supersedes all prior or contemporaneous agreements, whether written or oral, with respect thereto.

(i) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which taken together shall constitute but one and the same instrument, provided, however, that such counterparts shall have been delivered to all Parties to this Agreement.

(j) Legal Representation. All Parties have been represented by counsel in the preparation and negotiation of this Agreement. Accordingly, this Agreement shall be construed according to its fair language.

(k) Authority to Execute this Agreement. The person or persons executing this Agreement on behalf of Permittee warrants and represents that he or she has the authority to execute this Agreement on behalf of the Permittee and has the authority to bind Permittee.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on their behalf, respectively, as follows:

DATE: _____

LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY

_____
GWMA Chair

DATE: _____

PERMITTEE
CITY OF MONTEBELLO

_____
Signature

_____
Print Name

_____
Print Title

EXHIBIT "A"

COST SHARE MATRIX
ATTACHED

Harbor Toxic Upstream
FY 2026-2027 Cost Share

Agency	LAR S10	SGR GR1	SGR-CC S13	Subtotal	Direct Admin Fee %	GWMA Direct Admin Fee	Indirect Admin Fee %	GWMA Indirect Admin Fee	Total Fee
City of Alhambra	$ 744.69			$ 744.69	10%	$ 74.47	5.00%	$ 37.24	$ 856.40
City of Arcadia	$ 854.93	$ 640.49		$ 1,495.42	10%	$ 149.54	5.00%	$ 74.78	$ 1,719.74
City of Artesia		$ 662.83	$ 1,977.14	$ 2,639.98	5%	$ 132.00	0.00%	$ -	$ 2,771.97
City of Azusa		$ 1,390.92		$ 1,390.92	10%	$ 139.09	5.00%	$ 69.55	$ 1,599.55
City of Baldwin Park		$ 1,182.06		$ 1,182.06	10%	$ 118.21	5.00%	$ 59.10	$ 1,359.37
City of Bell	$ 574.49			$ 574.49	5%	$ 28.72	0.00%	$ -	$ 603.22
City of Bell Gardens	$ 569.24			$ 569.24	5%	$ 28.45	0.00%	$ -	$ 597.69
City of Bellflower		$ 779.21		$ 779.21	5%	$ 38.96	0.00%	$ -	$ 818.17
City of Bradbury	$ 512.05	$ 714.76		$ 1,226.81	10%	$ 122.68	5.00%	$ 61.34	$ 1,410.83
City of Burbank	$ 1,074.20			$ 1,074.20	10%	$ 107.42	5.00%	$ 53.71	$ 1,235.33
City of Calabasas	$ 698.11			$ 698.11	10%	$ 69.81	5.00%	$ 34.91	$ 802.82
City of Cerritos		$ 864.71	$ 3,318.66	$ 4,183.38	5%	$ 209.17	0.00%	$ -	$ 4,392.54
City of Claremont		$ 1,735.40		$ 1,735.40	10%	$ 173.54	5.00%	$ 86.77	$ 1,995.70
City of Commerce	$ 708.14			$ 708.14	5%	$ 35.42	0.00%	$ -	$ 743.55
City of Compton	$ 815.27			$ 815.27	5%	$ 40.77	0.00%	$ -	$ 856.04
City of Covina		$ 1,200.92		$ 1,200.92	10%	$ 120.09	5.00%	$ 60.05	$ 1,381.07
City of Cudahy	$ 527.28			$ 527.28	5%	$ 26.37	0.00%	$ -	$ 553.65
City of Diamond Bar		$ 1,211.51	$ 3,662.30	$ 4,873.82	10%	$ 487.38	5.00%	$ 243.69	$ 5,604.89
City of Downey	$ 673.70	$ 1,169.41		$ 1,843.11	5%	$ 92.16	0.00%	$ -	$ 1,935.27
City of Duarte	$ 530.78	$ 809.69		$ 1,340.47	10%	$ 134.05	5.00%	$ 67.02	$ 1,541.54
City of El Monte	$ 723.36	$ 826.48		$ 1,549.84	10%	$ 154.98	5.00%	$ 77.49	$ 1,782.32
City of Glendale	$ 1,524.78			$ 1,524.78	10%	$ 152.48	5.00%	$ 76.25	$ 1,753.52
City of Glendora		$ 1,824.26		$ 1,824.26	10%	$ 182.43	5.00%	$ 91.22	$ 2,097.90
City of Hawaiian Gardens			$ 1,929.56	$ 1,929.56	5%	$ 96.48	0.00%	$ -	$ 2,026.04
City of Hidden Hills	$ 536.56			$ 536.56	10%	$ 53.66	5.00%	$ 26.83	$ 617.05
City of Huntington Park	$ 587.97			$ 587.97	5%	$ 29.40	0.00%	$ -	$ 617.37
City of Industry		$ 1,609.85		$ 1,609.85	10%	$ 160.98	5.00%	$ 80.49	$ 1,851.33
City of Irwindale	$ 539.90	$ 1,284.49		$ 1,824.39	10%	$ 182.44	5.00%	$ 91.23	$ 2,098.06
City of La Canada Flintridge	$ 779.17			$ 779.17	10%	$ 77.92	5.00%	$ 38.96	$ 896.05
City of La Habra Heights		$ 711.40	$ 2,961.81	$ 3,673.20	10%	$ 367.32	5.00%	$ 183.66	$ 4,224.19
City of La Mirada			$ 3,869.81	$ 3,869.81	5%	$ 193.49	0.00%	$ -	$ 4,063.30
City of La Puente		$ 907.21		$ 907.21	10%	$ 90.72	5.00%	$ 45.37	$ 1,043.29
City of La Verne		$ 1,326.60		$ 1,326.60	10%	$ 132.66	5.00%	$ 66.33	$ 1,525.59
City of Lakewood	$ 488.28	$ 708.56	$ 1,933.97	$ 3,130.81	5%	$ 156.54	0.00%	$ -	$ 3,287.35
City of Long Beach	$ 903.64	$ 702.23	$ 2,327.83	$ 3,933.70	5%	$ 196.69	0.00%	$ -	$ 4,130.39
City of Los Angeles	$ 10,103.48			$ 10,103.48	10%	$ 1,010.35	5.00%	$ 505.17	$ 11,619.00
City of Lynwood	$ 649.94			$ 649.94	5%	$ 32.50	0.00%	$ -	$ 682.44
City of Maywood	$ 525.58			$ 525.58	5%	$ 26.27	0.00%	$ -	$ 551.85
City of Monrovia	$ 751.11	$ 628.73		$ 1,379.84	10%	$ 137.98	5.00%	$ 68.99	$ 1,586.82
City of Montebello	$ 769.73			$ 769.73	5%	$ 38.49	0.00%	$ -	$ 808.22

Harbor Toxic Upstream
FY 2026-2027 Cost Share

Agency	LAR S10	SGR GR1	SGR-CC S13	Subtotal	Direct Admin Fee %	GWMA Direct Admin Fee	Indirect Admin Fee %	GWMA Indirect Admin Fee	Total Fee
City of Monterey Park	$ 748.30			$ 748.30	10%	$ 74.83	5.00%	$ 37.41	$ 860.54
City of Norwalk		$ 982.25	$ 3,182.53	$ 4,164.78	5%	$ 208.24	0.00%	$ -	$ 4,373.02
City of Paramount	$ 591.52			$ 591.52	5%	$ 29.58	0.00%	$ -	$ 621.11
City of Pasadena	$ 1,271.03			$ 1,271.03	10%	$ 127.10	5.00%	$ 63.56	$ 1,461.69
City of Pico Rivera	$ 565.69	$ 1,129.62		$ 1,695.31	5%	$ 84.77	0.00%	$ -	$ 1,780.08
City of Pomona		$ 2,520.96		$ 2,520.96	10%	$ 252.10	5.00%	$ 126.05	$ 2,899.10
City of Rosemead	$ 661.24			$ 661.24	10%	$ 66.12	5.00%	$ 33.06	$ 760.42
City of San Dimas		$ 1,896.33		$ 1,896.33	10%	$ 189.63	5.00%	$ 94.82	$ 2,180.78
City of San Fernando	$ 566.11			$ 566.11	10%	$ 56.61	5.00%	$ 28.30	$ 651.02
City of San Gabriel	$ 625.90			$ 625.90	10%	$ 62.59	5.00%	$ 31.30	$ 719.79
City of San Marino	$ 613.44			$ 613.44	10%	$ 61.34	5.00%	$ 30.67	$ 705.45
City of Santa Fe Springs		$ 868.20	$ 3,323.51	$ 4,191.71	5%	$ 209.59	0.00%	$ -	$ 4,401.29
City of Sierra Madre	$ 580.65			$ 580.65	10%	$ 58.07	5.00%	$ 29.04	$ 667.76
City of Signal Hill	$ 491.09			$ 491.09	5%	$ 24.55	0.00%	$ -	$ 515.65
City of South El Monte	$ 568.80	$ 651.98		$ 1,220.78	10%	$ 122.08	5.00%	$ 61.04	$ 1,403.90
City of South Gate	$ 735.14			$ 735.14	5%	$ 36.76	0.00%	$ -	$ 771.90
City of South Pasadena	$ 601.55			$ 601.55	10%	$ 60.16	5.00%	$ 30.08	$ 691.78
City of Temple City	$ 622.30			$ 622.30	10%	$ 62.23	5.00%	$ 31.12	$ 715.64
LA County Unincorporated	$ 2,747.66	$ 4,718.40	$ 6,263.84	$ 13,729.89	10%	$ 1,372.99	5.00%	$ 686.49	$ 15,789.38
City of Vernon	$ 660.55			$ 660.55	5%	$ 33.03	0.00%	$ -	$ 693.58
City of Walnut		$ 1,365.73		$ 1,365.73	10%	$ 136.58	5.00%	$ 68.29	$ 1,570.60
City of West Covina		$ 1,957.17		$ 1,957.17	10%	$ 195.72	5.00%	$ 97.86	$ 2,250.74
City of Whittier		$ 835.01	$ 5,066.38	$ 5,901.39	5%	$ 295.07	0.00%	$ -	$ 6,196.46
LACFCD	$ 2,095.65	$ 2,095.65	$ 2,095.65	$ 6,286.95	10%	$ 628.70	5.00%	$ 314.35	$ 7,230.00
Total	**$ 41,913.00**	**$ 41,913.00**	**$ 41,913.00**	**$ 125,739.00**		**$ 10,250.52**		**$ 3,963.58**	**$ 139,953.10**

NOTES:
The GWMA administration cost is as follows:
Direct admin fee is 0-5% for GWMA members and 5-10% for non-members.
Indirect admin fee is 2-5% for non-members.

The rates applied above assume the following :

GWMA Members Admin Fee =	5%
GWMA Non-Members Admin Fee =	10%
GWMA Indirect Fee =	5%

Harbor Toxic Upstream
FY 2027-2028 Cost Share

Agency	LAR S10	SGR GR1	SGR-CC S13	Subtotal	Direct Admin Fee %	GWMA Direct Admin Fee	Indirect Admin Fee %	GWMA Indirect Admin Fee	Total Fee
City of Alhambra	$ 774.49			$ 774.49	10%	$ 77.45	5.00%	$ 38.73	$ 890.66
City of Arcadia	$ 889.14	$ 666.11		$ 1,555.25	10%	$ 155.53	5.00%	$ 77.77	$ 1,788.55
City of Artesia		$ 689.35	$ 2,056.25	$ 2,745.61	5%	$ 137.28	0.00%	$ -	$ 2,882.89
City of Azusa		$ 1,446.57		$ 1,446.57	10%	$ 144.66	5.00%	$ 72.33	$ 1,663.55
City of Baldwin Park		$ 1,229.36		$ 1,229.36	10%	$ 122.94	5.00%	$ 61.47	$ 1,413.76
City of Bell	$ 597.48			$ 597.48	5%	$ 29.87	0.00%	$ -	$ 627.35
City of Bell Gardens	$ 592.02			$ 592.02	5%	$ 29.59	0.00%	$ -	$ 621.61
City of Bellflower		$ 810.38		$ 810.38	5%	$ 40.52	0.00%	$ -	$ 850.90
City of Bradbury	$ 532.54	$ 743.35		$ 1,275.89	10%	$ 127.59	5.00%	$ 63.79	$ 1,467.28
City of Burbank	$ 1,117.18			$ 1,117.18	10%	$ 111.72	5.00%	$ 55.86	$ 1,284.76
City of Calabasas	$ 726.04			$ 726.04	10%	$ 72.60	5.00%	$ 36.30	$ 834.95
City of Cerritos		$ 899.31	$ 3,451.45	$ 4,350.76	5%	$ 217.54	0.00%	$ -	$ 4,568.30
City of Claremont		$ 1,804.83		$ 1,804.83	10%	$ 180.48	5.00%	$ 90.24	$ 2,075.56
City of Commerce	$ 736.47			$ 736.47	5%	$ 36.83	0.00%	$ -	$ 773.30
City of Compton	$ 847.89			$ 847.89	5%	$ 42.40	0.00%	$ -	$ 890.29
City of Covina		$ 1,248.97		$ 1,248.97	10%	$ 124.90	5.00%	$ 62.45	$ 1,436.32
City of Cudahy	$ 548.37			$ 548.37	5%	$ 27.43	0.00%	$ -	$ 575.80
City of Diamond Bar		$ 1,259.99	$ 3,808.84	$ 5,068.83	10%	$ 506.88	5.00%	$ 253.44	$ 5,829.15
City of Downey	$ 700.66	$ 1,216.20		$ 1,916.86	5%	$ 95.84	0.00%	$ -	$ 2,012.70
City of Duarte	$ 552.02	$ 842.09		$ 1,394.10	10%	$ 139.41	5.00%	$ 69.71	$ 1,603.22
City of El Monte	$ 752.30	$ 859.55		$ 1,611.85	10%	$ 161.19	5.00%	$ 80.59	$ 1,853.63
City of Glendale	$ 1,585.79			$ 1,585.79	10%	$ 158.58	5.00%	$ 79.30	$ 1,823.68
City of Glendora		$ 1,897.25		$ 1,897.25	10%	$ 189.72	5.00%	$ 94.87	$ 2,181.84
City of Hawaiian Gardens			$ 2,006.77	$ 2,006.77	5%	$ 100.34	0.00%	$ -	$ 2,107.10
City of Hidden Hills	$ 558.03			$ 558.03	10%	$ 55.80	5.00%	$ 27.90	$ 641.73
City of Huntington Park	$ 611.50			$ 611.50	5%	$ 30.57	0.00%	$ -	$ 642.07
City of Industry		$ 1,674.26		$ 1,674.26	10%	$ 167.43	5.00%	$ 83.71	$ 1,925.40
City of Irwindale	$ 561.51	$ 1,335.88		$ 1,897.39	10%	$ 189.74	5.00%	$ 94.88	$ 2,182.01
City of La Canada Flintridge	$ 810.35			$ 810.35	10%	$ 81.03	5.00%	$ 40.52	$ 931.90
City of La Habra Heights		$ 739.86	$ 3,080.31	$ 3,820.17	10%	$ 382.02	5.00%	$ 191.01	$ 4,393.20
City of La Mirada			$ 4,024.65	$ 4,024.65	5%	$ 201.23	0.00%	$ -	$ 4,225.88
City of La Puente		$ 943.51		$ 943.51	10%	$ 94.35	5.00%	$ 47.18	$ 1,085.04
City of La Verne		$ 1,379.68		$ 1,379.68	10%	$ 137.97	5.00%	$ 68.98	$ 1,586.63
City of Lakewood	$ 507.82	$ 736.91	$ 2,011.35	$ 3,256.08	5%	$ 162.80	0.00%	$ -	$ 3,418.88
City of Long Beach	$ 939.79	$ 730.32	$ 2,420.97	$ 4,091.09	5%	$ 204.56	0.00%	$ -	$ 4,295.65
City of Los Angeles	$ 10,507.73			$ 10,507.73	10%	$ 1,050.77	5.00%	$ 525.39	$ 12,083.90
City of Lynwood	$ 675.94			$ 675.94	5%	$ 33.80	0.00%	$ -	$ 709.74
City of Maywood	$ 546.61			$ 546.61	5%	$ 27.32	0.00%	$ -	$ 573.93
City of Monrovia	$ 781.16	$ 653.89		$ 1,435.05	10%	$ 143.51	5.00%	$ 71.75	$ 1,650.31
City of Montebello	$ 800.53			$ 800.53	5%	$ 40.03	0.00%	$ -	$ 840.56

Harbor Toxic Upstream
FY 2027-2028 Cost Share

Agency	LAR S10	SGR GR1	SGR-CC S13	Subtotal	Direct Admin Fee %	GWMA Direct Admin Fee	Indirect Admin Fee %	GWMA Indirect Admin Fee	Total Fee
City of Monterey Park	$ 778.24			$ 778.24	10%	$ 77.82	5.00%	$ 38.91	$ 894.97
City of Norwalk		$ 1,021.55	$ 3,309.87	$ 4,331.42	5%	$ 216.57	0.00%	$ -	$ 4,547.99
City of Paramount	$ 615.19			$ 615.19	5%	$ 30.76	0.00%	$ -	$ 645.96
City of Pasadena	$ 1,321.89			$ 1,321.89	10%	$ 132.19	5.00%	$ 66.10	$ 1,520.18
City of Pico Rivera	$ 588.32	$ 1,174.82		$ 1,763.14	5%	$ 88.16	0.00%	$ -	$ 1,851.30
City of Pomona		$ 2,621.83		$ 2,621.83	10%	$ 262.18	5.00%	$ 131.09	$ 3,015.10
City of Rosemead	$ 687.69			$ 687.69	10%	$ 68.77	5.00%	$ 34.38	$ 790.85
City of San Dimas		$ 1,972.21		$ 1,972.21	10%	$ 197.22	5.00%	$ 98.61	$ 2,268.04
City of San Fernando	$ 588.76			$ 588.76	10%	$ 58.88	5.00%	$ 29.43	$ 677.07
City of San Gabriel	$ 650.95			$ 650.95	10%	$ 65.09	5.00%	$ 32.55	$ 748.59
City of San Marino	$ 637.98			$ 637.98	10%	$ 63.80	5.00%	$ 31.90	$ 733.68
City of Santa Fe Springs		$ 902.94	$ 3,456.49	$ 4,359.43	5%	$ 217.97	0.00%	$ -	$ 4,577.40
City of Sierra Madre	$ 603.88			$ 603.88	10%	$ 60.39	5.00%	$ 30.20	$ 694.47
City of Signal Hill	$ 510.74			$ 510.74	5%	$ 25.54	0.00%	$ -	$ 536.28
City of South El Monte	$ 591.55	$ 678.07		$ 1,269.62	10%	$ 126.96	5.00%	$ 63.49	$ 1,460.07
City of South Gate	$ 764.55			$ 764.55	5%	$ 38.23	0.00%	$ -	$ 802.78
City of South Pasadena	$ 625.62			$ 625.62	10%	$ 62.56	5.00%	$ 31.28	$ 719.46
City of Temple City	$ 647.19			$ 647.19	10%	$ 64.72	5.00%	$ 32.36	$ 744.28
LA County Unincorporated	$ 2,857.60	$ 4,907.19	$ 6,514.46	$ 14,279.25	10%	$ 1,427.93	5.00%	$ 713.96	$ 16,421.14
City of Vernon	$ 686.98			$ 686.98	5%	$ 34.35	0.00%	$ -	$ 721.33
City of Walnut		$ 1,420.38		$ 1,420.38	10%	$ 142.04	5.00%	$ 71.02	$ 1,633.44
City of West Covina		$ 2,035.48		$ 2,035.48	10%	$ 203.55	5.00%	$ 101.77	$ 2,340.80
City of Whittier		$ 868.42	$ 5,269.10	$ 6,137.51	5%	$ 306.88	0.00%	$ -	$ 6,444.39
LACFCD	$ 2,179.50	$ 2,179.50	$ 2,179.50	$ 6,538.50	10%	$ 653.86	5.00%	$ 326.93	$ 7,519.29
Total	**$ 43,590.00**	**$ 43,590.00**	**$ 43,590.00**	**$ 130,770.00**		**$ 10,660.66**		**$ 4,122.16**	**$ 145,552.82**

NOTES:
The GWMA administration cost is as follows:
Direct admin fee is 0-5% for GWMA members and 5-10% for non-members.
Indirect admin fee is 2-5% for non-members.

The rates applied above assume the following :

GWMA Members Admin Fee =	5%
GWMA Non-Members Admin Fee =	10%
GWMA Indirect Fee =	5%

Harbor Toxic Upstream
FY 2028-2029 Cost Share

Agency	LAR S10	SGR GR1	SGR-CC S13	Subtotal	Direct Admin Fee %	GWMA Direct Admin Fee	Indirect Admin Fee %	GWMA Indirect Admin Fee	Total Fee
City of Alhambra	$ 805.45			$ 805.45	10%	$ 80.55	5.00%	$ 40.28	$ 926.28
City of Arcadia	$ 924.69	$ 692.75		$ 1,617.44	10%	$ 161.74	5.00%	$ 80.88	$ 1,860.06
City of Artesia		$ 716.92	$ 2,138.47	$ 2,855.39	5%	$ 142.77	0.00%	$ -	$ 2,998.16
City of Azusa		$ 1,504.42		$ 1,504.42	10%	$ 150.44	5.00%	$ 75.22	$ 1,730.07
City of Baldwin Park		$ 1,278.52		$ 1,278.52	10%	$ 127.85	5.00%	$ 63.93	$ 1,470.30
City of Bell	$ 621.37			$ 621.37	5%	$ 31.07	0.00%	$ -	$ 652.44
City of Bell Gardens	$ 615.69			$ 615.69	5%	$ 30.77	0.00%	$ -	$ 646.47
City of Bellflower		$ 842.79		$ 842.79	5%	$ 42.14	0.00%	$ -	$ 884.93
City of Bradbury	$ 553.83	$ 773.08		$ 1,326.91	10%	$ 132.69	5.00%	$ 66.35	$ 1,525.95
City of Burbank	$ 1,161.85			$ 1,161.85	10%	$ 116.19	5.00%	$ 58.09	$ 1,336.13
City of Calabasas	$ 755.07			$ 755.07	10%	$ 75.51	5.00%	$ 37.75	$ 868.33
City of Cerritos		$ 935.27	$ 3,589.46	$ 4,524.73	5%	$ 226.24	0.00%	$ -	$ 4,750.97
City of Claremont		$ 1,877.00		$ 1,877.00	10%	$ 187.70	5.00%	$ 93.85	$ 2,158.55
City of Commerce	$ 765.92			$ 765.92	5%	$ 38.31	0.00%	$ -	$ 804.22
City of Compton	$ 881.79			$ 881.79	5%	$ 44.09	0.00%	$ -	$ 925.89
City of Covina		$ 1,298.91		$ 1,298.91	10%	$ 129.89	5.00%	$ 64.95	$ 1,493.76
City of Cudahy	$ 570.30			$ 570.30	5%	$ 28.53	0.00%	$ -	$ 598.83
City of Diamond Bar		$ 1,310.37	$ 3,961.14	$ 5,271.51	10%	$ 527.15	5.00%	$ 263.58	$ 6,062.23
City of Downey	$ 728.68	$ 1,264.83		$ 1,993.50	5%	$ 99.68	0.00%	$ -	$ 2,093.18
City of Duarte	$ 574.09	$ 875.76		$ 1,449.85	10%	$ 144.98	5.00%	$ 72.49	$ 1,667.32
City of El Monte	$ 782.39	$ 893.92		$ 1,676.31	10%	$ 167.63	5.00%	$ 83.82	$ 1,927.75
City of Glendale	$ 1,649.20			$ 1,649.20	10%	$ 164.93	5.00%	$ 82.47	$ 1,896.60
City of Glendora		$ 1,973.11		$ 1,973.11	10%	$ 197.31	5.00%	$ 98.66	$ 2,269.09
City of Hawaiian Gardens			$ 2,087.01	$ 2,087.01	5%	$ 104.35	0.00%	$ -	$ 2,191.36
City of Hidden Hills	$ 580.34			$ 580.34	10%	$ 58.03	5.00%	$ 29.02	$ 667.40
City of Huntington Park	$ 635.95			$ 635.95	5%	$ 31.80	0.00%	$ -	$ 667.74
City of Industry		$ 1,741.21		$ 1,741.21	10%	$ 174.12	5.00%	$ 87.06	$ 2,002.39
City of Irwindale	$ 583.96	$ 1,389.30		$ 1,973.26	10%	$ 197.33	5.00%	$ 98.67	$ 2,269.26
City of La Canada Flintridge	$ 842.75			$ 842.75	10%	$ 84.28	5.00%	$ 42.14	$ 969.17
City of La Habra Heights		$ 769.45	$ 3,203.48	$ 3,972.93	10%	$ 397.29	5.00%	$ 198.65	$ 4,568.87
City of La Mirada			$ 4,185.58	$ 4,185.58	5%	$ 209.28	0.00%	$ -	$ 4,394.86
City of La Puente		$ 981.23		$ 981.23	10%	$ 98.12	5.00%	$ 49.07	$ 1,128.42
City of La Verne		$ 1,434.84		$ 1,434.84	10%	$ 143.48	5.00%	$ 71.74	$ 1,650.07
City of Lakewood	$ 528.13	$ 766.37	$ 2,091.78	$ 3,386.27	5%	$ 169.31	0.00%	$ -	$ 3,555.59
City of Long Beach	$ 977.37	$ 759.53	$ 2,517.78	$ 4,254.68	5%	$ 212.74	0.00%	$ -	$ 4,467.42
City of Los Angeles	$ 10,927.90			$ 10,927.90	10%	$ 1,092.79	5.00%	$ 546.39	$ 12,567.08
City of Lynwood	$ 702.97			$ 702.97	5%	$ 35.15	0.00%	$ -	$ 738.12
City of Maywood	$ 568.47			$ 568.47	5%	$ 28.41	0.00%	$ -	$ 596.88
City of Monrovia	$ 812.40	$ 680.04		$ 1,492.43	10%	$ 149.24	5.00%	$ 74.62	$ 1,716.30
City of Montebello	$ 832.54			$ 832.54	5%	$ 41.63	0.00%	$ -	$ 874.17

Harbor Toxic Upstream
FY 2028-2029 Cost Share

Agency	LAR S10	SGR GR1	SGR-CC S13	Subtotal	Direct Admin Fee %	GWMA Direct Admin Fee	Indirect Admin Fee %	GWMA Indirect Admin Fee	Total Fee
City of Monterey Park	$ 809.36			$ 809.36	10%	$ 80.94	5.00%	$ 40.47	$ 930.76
City of Norwalk		$ 1,062.40	$ 3,442.22	$ 4,504.62	5%	$ 225.23	0.00%	$ -	$ 4,729.85
City of Paramount	$ 639.79			$ 639.79	5%	$ 31.99	0.00%	$ -	$ 671.79
City of Pasadena	$ 1,374.74			$ 1,374.74	10%	$ 137.47	5.00%	$ 68.75	$ 1,580.96
City of Pico Rivera	$ 611.85	$ 1,221.80		$ 1,833.65	5%	$ 91.68	0.00%	$ -	$ 1,925.33
City of Pomona		$ 2,726.66		$ 2,726.66	10%	$ 272.67	5.00%	$ 136.33	$ 3,135.66
City of Rosemead	$ 715.19			$ 715.19	10%	$ 71.52	5.00%	$ 35.76	$ 822.47
City of San Dimas		$ 2,051.07		$ 2,051.07	10%	$ 205.11	5.00%	$ 102.55	$ 2,358.73
City of San Fernando	$ 612.31			$ 612.31	10%	$ 61.23	5.00%	$ 30.61	$ 704.14
City of San Gabriel	$ 676.98			$ 676.98	10%	$ 67.70	5.00%	$ 33.85	$ 778.52
City of San Marino	$ 663.49			$ 663.49	10%	$ 66.35	5.00%	$ 33.17	$ 763.01
City of Santa Fe Springs		$ 939.04	$ 3,594.70	$ 4,533.74	5%	$ 226.69	0.00%	$ -	$ 4,760.43
City of Sierra Madre	$ 628.03			$ 628.03	10%	$ 62.81	5.00%	$ 31.41	$ 722.24
City of Signal Hill	$ 531.17			$ 531.17	5%	$ 26.56	0.00%	$ -	$ 557.73
City of South El Monte	$ 615.21	$ 705.18		$ 1,320.39	10%	$ 132.04	5.00%	$ 66.02	$ 1,518.45
City of South Gate	$ 795.13			$ 795.13	5%	$ 39.76	0.00%	$ -	$ 834.88
City of South Pasadena	$ 650.64			$ 650.64	10%	$ 65.06	5.00%	$ 32.53	$ 748.23
City of Temple City	$ 673.07			$ 673.07	10%	$ 67.31	5.00%	$ 33.66	$ 774.04
LA County Unincorporated	$ 2,971.86	$ 5,103.41	$ 6,774.95	$ 14,850.22	10%	$ 1,485.03	5.00%	$ 742.51	$ 17,077.76
City of Vernon	$ 714.45			$ 714.45	5%	$ 35.73	0.00%	$ -	$ 750.17
City of Walnut		$ 1,477.17		$ 1,477.17	10%	$ 147.72	5.00%	$ 73.86	$ 1,698.75
City of West Covina		$ 2,116.87		$ 2,116.87	10%	$ 211.69	5.00%	$ 105.84	$ 2,434.40
City of Whittier		$ 903.14	$ 5,479.79	$ 6,382.93	5%	$ 319.15	0.00%	$ -	$ 6,702.07
LACFCD	$ 2,266.65	$ 2,266.65	$ 2,266.65	$ 6,799.95	10%	$ 680.00	5.00%	$ 340.00	$ 7,819.95
Total	**$ 45,333.00**	**$ 45,333.00**	**$ 45,333.00**	**$ 135,999.00**		**$ 11,086.93**		**$ 4,286.99**	**$ 151,372.92**

NOTES:

The GWMA administration cost is as follows:

Direct admin fee is 0-5% for GWMA members and 5-10% for non-members.

Indirect admin fee is 2-5% for non-members.

The rates applied above assume the following :

GWMA Members Admin Fee =	5%
GWMA Non-Members Admin Fee =	10%
GWMA Indirect Fee =	5%

Harbor Toxic Upstream
FY 2029-2030 Cost Share

Agency	LAR S10	SGR GR1	SGR-CC S13	Subtotal	Direct Admin Fee %	GWMA Direct Admin Fee	Indirect Admin Fee %	GWMA Indirect Admin Fee	Total Fee
City of Alhambra	$ 837.68			$ 837.68	10%	$ 83.77	5.00%	$ 41.89	$ 963.34
City of Arcadia	$ 961.70	$ 720.47		$ 1,682.17	10%	$ 168.22	5.00%	$ 84.11	$ 1,934.50
City of Artesia		$ 745.61	$ 2,224.05	$ 2,969.65	5%	$ 148.48	0.00%	$ -	$ 3,118.13
City of Azusa		$ 1,564.61		$ 1,564.61	10%	$ 156.46	5.00%	$ 78.23	$ 1,799.30
City of Baldwin Park		$ 1,329.68		$ 1,329.68	10%	$ 132.97	5.00%	$ 66.48	$ 1,529.13
City of Bell	$ 646.24			$ 646.24	5%	$ 32.31	0.00%	$ -	$ 678.55
City of Bell Gardens	$ 640.33			$ 640.33	5%	$ 32.01	0.00%	$ -	$ 672.33
City of Bellflower		$ 876.51		$ 876.51	5%	$ 43.83	0.00%	$ -	$ 920.34
City of Bradbury	$ 575.99	$ 804.01		$ 1,380.01	10%	$ 138.00	5.00%	$ 69.00	$ 1,587.01
City of Burbank	$ 1,208.35			$ 1,208.35	10%	$ 120.83	5.00%	$ 60.42	$ 1,389.60
City of Calabasas	$ 785.29			$ 785.29	10%	$ 78.53	5.00%	$ 39.26	$ 903.08
City of Cerritos		$ 972.70	$ 3,733.09	$ 4,705.79	5%	$ 235.29	0.00%	$ -	$ 4,941.08
City of Claremont		$ 1,952.11		$ 1,952.11	10%	$ 195.21	5.00%	$ 97.61	$ 2,244.92
City of Commerce	$ 796.57			$ 796.57	5%	$ 39.84	0.00%	$ -	$ 836.40
City of Compton	$ 917.08			$ 917.08	5%	$ 45.86	0.00%	$ -	$ 962.94
City of Covina		$ 1,350.89		$ 1,350.89	10%	$ 135.09	5.00%	$ 67.54	$ 1,553.53
City of Cudahy	$ 593.12			$ 593.12	5%	$ 29.67	0.00%	$ -	$ 622.79
City of Diamond Bar		$ 1,362.80	$ 4,119.64	$ 5,482.45	10%	$ 548.24	5.00%	$ 274.12	$ 6,304.82
City of Downey	$ 757.83	$ 1,315.44		$ 2,073.27	5%	$ 103.66	0.00%	$ -	$ 2,176.94
City of Duarte	$ 597.06	$ 910.80		$ 1,507.86	10%	$ 150.79	5.00%	$ 75.39	$ 1,734.04
City of El Monte	$ 813.69	$ 929.69		$ 1,743.38	10%	$ 174.34	5.00%	$ 87.17	$ 2,004.89
City of Glendale	$ 1,715.19			$ 1,715.19	10%	$ 171.52	5.00%	$ 85.77	$ 1,972.49
City of Glendora		$ 2,052.07		$ 2,052.07	10%	$ 205.21	5.00%	$ 102.61	$ 2,359.88
City of Hawaiian Gardens			$ 2,170.52	$ 2,170.52	5%	$ 108.53	0.00%	$ -	$ 2,279.04
City of Hidden Hills	$ 603.57			$ 603.57	10%	$ 60.36	5.00%	$ 30.18	$ 694.10
City of Huntington Park	$ 661.39			$ 661.39	5%	$ 33.07	0.00%	$ -	$ 694.46
City of Industry		$ 1,810.88		$ 1,810.88	10%	$ 181.09	5.00%	$ 90.54	$ 2,082.52
City of Irwindale	$ 607.33	$ 1,444.89		$ 2,052.22	10%	$ 205.22	5.00%	$ 102.62	$ 2,360.06
City of La Canada Flintridge	$ 876.48			$ 876.48	10%	$ 87.65	5.00%	$ 43.82	$ 1,007.95
City of La Habra Heights		$ 800.23	$ 3,331.67	$ 4,131.90	10%	$ 413.19	5.00%	$ 206.60	$ 4,751.69
City of La Mirada			$ 4,353.06	$ 4,353.06	5%	$ 217.65	0.00%	$ -	$ 4,570.72
City of La Puente		$ 1,020.50		$ 1,020.50	10%	$ 102.05	5.00%	$ 51.03	$ 1,173.58
City of La Verne		$ 1,492.26		$ 1,492.26	10%	$ 149.23	5.00%	$ 74.61	$ 1,716.10
City of Lakewood	$ 549.26	$ 797.04	$ 2,175.48	$ 3,521.78	5%	$ 176.09	0.00%	$ -	$ 3,697.86
City of Long Beach	$ 1,016.48	$ 789.92	$ 2,618.53	$ 4,424.93	5%	$ 221.25	0.00%	$ -	$ 4,646.18
City of Los Angeles	$ 11,365.18			$ 11,365.18	10%	$ 1,136.52	5.00%	$ 568.26	$ 13,069.96
City of Lynwood	$ 731.10			$ 731.10	5%	$ 36.56	0.00%	$ -	$ 767.66
City of Maywood	$ 591.21			$ 591.21	5%	$ 29.55	0.00%	$ -	$ 620.76
City of Monrovia	$ 844.91	$ 707.25		$ 1,552.15	10%	$ 155.22	5.00%	$ 77.61	$ 1,784.98
City of Montebello	$ 865.85			$ 865.85	5%	$ 43.30	0.00%	$ -	$ 909.15

Harbor Toxic Upstream
FY 2029-2030 Cost Share

Agency	LAR S10	SGR GR1	SGR-CC S13	Subtotal	Direct Admin Fee %	GWMA Direct Admin Fee	Indirect Admin Fee %	GWMA Indirect Admin Fee	Total Fee
City of Monterey Park	$ 841.74			$ 841.74	10%	$ 84.17	5.00%	$ 42.09	$ 968.00
City of Norwalk		$ 1,104.91	$ 3,579.96	$ 4,684.87	5%	$ 234.24	0.00%	$ -	$ 4,919.11
City of Paramount	$ 665.39			$ 665.39	5%	$ 33.27	0.00%	$ -	$ 698.67
City of Pasadena	$ 1,429.75			$ 1,429.75	10%	$ 142.98	5.00%	$ 71.50	$ 1,644.23
City of Pico Rivera	$ 636.33	$ 1,270.69		$ 1,907.02	5%	$ 95.35	0.00%	$ -	$ 2,002.37
City of Pomona		$ 2,835.77		$ 2,835.77	10%	$ 283.58	5.00%	$ 141.79	$ 3,261.14
City of Rosemead	$ 743.81			$ 743.81	10%	$ 74.38	5.00%	$ 37.19	$ 855.38
City of San Dimas		$ 2,133.14		$ 2,133.14	10%	$ 213.31	5.00%	$ 106.66	$ 2,453.11
City of San Fernando	$ 636.81			$ 636.81	10%	$ 63.68	5.00%	$ 31.83	$ 732.32
City of San Gabriel	$ 704.06			$ 704.06	10%	$ 70.41	5.00%	$ 35.20	$ 809.67
City of San Marino	$ 690.04			$ 690.04	10%	$ 69.00	5.00%	$ 34.50	$ 793.55
City of Santa Fe Springs		$ 976.62	$ 3,738.54	$ 4,715.16	5%	$ 235.76	0.00%	$ -	$ 4,950.92
City of Sierra Madre	$ 653.16			$ 653.16	10%	$ 65.32	5.00%	$ 32.66	$ 751.14
City of Signal Hill	$ 552.42			$ 552.42	5%	$ 27.62	0.00%	$ -	$ 580.04
City of South El Monte	$ 639.83	$ 733.40		$ 1,373.23	10%	$ 137.32	5.00%	$ 68.67	$ 1,579.22
City of South Gate	$ 826.94			$ 826.94	5%	$ 41.35	0.00%	$ -	$ 868.29
City of South Pasadena	$ 676.67			$ 676.67	10%	$ 67.67	5.00%	$ 33.83	$ 778.17
City of Temple City	$ 700.01			$ 700.01	10%	$ 70.00	5.00%	$ 35.01	$ 805.01
LA County Unincorporated	$ 3,090.78	$ 5,307.62	$ 7,046.05	$ 15,444.45	10%	$ 1,544.45	5.00%	$ 772.22	$ 17,761.12
City of Vernon	$ 743.03			$ 743.03	5%	$ 37.16	0.00%	$ -	$ 780.19
City of Walnut		$ 1,536.28		$ 1,536.28	10%	$ 153.63	5.00%	$ 76.81	$ 1,766.73
City of West Covina		$ 2,201.57		$ 2,201.57	10%	$ 220.16	5.00%	$ 110.08	$ 2,531.81
City of Whittier		$ 939.28	$ 5,699.06	$ 6,638.34	5%	$ 331.92	0.00%	$ -	$ 6,970.26
LACFCD	$ 2,357.35	$ 2,357.35	$ 2,357.35	$ 7,072.05	10%	$ 707.21	5.00%	$ 353.61	$ 8,132.87
Total	**$ 47,147.00**	**$ 47,147.00**	**$ 47,147.00**	**$ 141,441.00**		**$ 11,530.58**		**$ 4,458.53**	**$ 157,430.11**

NOTES:
The GWMA administration cost is as follows:
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Indirect admin fee is 2-5% for non-members.

The rates applied above assume the following :

GWMA Members Admin Fee =	5%
GWMA Non-Members Admin Fee =	10%
GWMA Indirect Fee =	5%

Harbor Toxic Upstream
FY 2030-2031 Cost Share

Agency	LAR S10	SGR GR1	SGR-CC S13	Subtotal	Direct Admin Fee %	GWMA Direct Admin Fee	Indirect Admin Fee %	GWMA Indirect Admin Fee	Total Fee
City of Alhambra	$ 871.18			$ 871.18	10%	$ 87.12	5.00%	$ 43.56	$ 1,001.86
City of Arcadia	$ 1,000.15	$ 749.28		$ 1,749.42	10%	$ 174.94	5.00%	$ 87.48	$ 2,011.84
City of Artesia		$ 775.42	$ 2,312.97	$ 3,088.38	5%	$ 154.42	0.00%	$ -	$ 3,242.80
City of Azusa		$ 1,627.17		$ 1,627.17	10%	$ 162.72	5.00%	$ 81.36	$ 1,871.24
City of Baldwin Park		$ 1,382.84		$ 1,382.84	10%	$ 138.28	5.00%	$ 69.14	$ 1,590.27
City of Bell	$ 672.07			$ 672.07	5%	$ 33.60	0.00%	$ -	$ 705.68
City of Bell Gardens	$ 665.93			$ 665.93	5%	$ 33.29	0.00%	$ -	$ 699.22
City of Bellflower		$ 911.56		$ 911.56	5%	$ 45.58	0.00%	$ -	$ 957.13
City of Bradbury	$ 599.02	$ 836.16		$ 1,435.18	10%	$ 143.52	5.00%	$ 71.76	$ 1,650.46
City of Burbank	$ 1,256.66			$ 1,256.66	10%	$ 125.67	5.00%	$ 62.83	$ 1,445.16
City of Calabasas	$ 816.68			$ 816.68	10%	$ 81.67	5.00%	$ 40.83	$ 939.19
City of Cerritos		$ 1,011.59	$ 3,882.34	$ 4,893.93	5%	$ 244.70	0.00%	$ -	$ 5,138.63
City of Claremont		$ 2,030.16		$ 2,030.16	10%	$ 203.02	5.00%	$ 101.51	$ 2,334.68
City of Commerce	$ 828.41			$ 828.41	5%	$ 41.43	0.00%	$ -	$ 869.84
City of Compton	$ 953.74			$ 953.74	5%	$ 47.69	0.00%	$ -	$ 1,001.44
City of Covina		$ 1,404.90		$ 1,404.90	10%	$ 140.49	5.00%	$ 70.25	$ 1,615.64
City of Cudahy	$ 616.84			$ 616.84	5%	$ 30.85	0.00%	$ -	$ 647.69
City of Diamond Bar		$ 1,417.29	$ 4,284.35	$ 5,701.64	10%	$ 570.16	5.00%	$ 285.08	$ 6,556.89
City of Downey	$ 788.13	$ 1,368.03		$ 2,156.17	5%	$ 107.81	0.00%	$ -	$ 2,263.97
City of Duarte	$ 620.93	$ 947.22		$ 1,568.15	10%	$ 156.81	5.00%	$ 78.41	$ 1,803.37
City of El Monte	$ 846.23	$ 966.86		$ 1,813.09	10%	$ 181.31	5.00%	$ 90.65	$ 2,085.05
City of Glendale	$ 1,783.77			$ 1,783.77	10%	$ 178.38	5.00%	$ 89.20	$ 2,051.35
City of Glendora		$ 2,134.11		$ 2,134.11	10%	$ 213.41	5.00%	$ 106.71	$ 2,454.23
City of Hawaiian Gardens			$ 2,257.30	$ 2,257.30	5%	$ 112.87	0.00%	$ -	$ 2,370.16
City of Hidden Hills	$ 627.70			$ 627.70	10%	$ 62.77	5.00%	$ 31.38	$ 721.85
City of Huntington Park	$ 687.84			$ 687.84	5%	$ 34.39	0.00%	$ -	$ 722.23
City of Industry		$ 1,883.29		$ 1,883.29	10%	$ 188.33	5.00%	$ 94.16	$ 2,165.78
City of Irwindale	$ 631.61	$ 1,502.66		$ 2,134.27	10%	$ 213.43	5.00%	$ 106.72	$ 2,454.42
City of La Canada Flintridge	$ 911.52			$ 911.52	10%	$ 91.15	5.00%	$ 45.58	$ 1,048.25
City of La Habra Heights		$ 832.23	$ 3,464.87	$ 4,297.10	10%	$ 429.71	5.00%	$ 214.86	$ 4,941.67
City of La Mirada			$ 4,527.10	$ 4,527.10	5%	$ 226.36	0.00%	$ -	$ 4,753.46
City of La Puente		$ 1,061.30		$ 1,061.30	10%	$ 106.13	5.00%	$ 53.07	$ 1,220.50
City of La Verne		$ 1,551.92		$ 1,551.92	10%	$ 155.19	5.00%	$ 77.60	$ 1,784.71
City of Lakewood	$ 571.22	$ 828.91	$ 2,262.46	$ 3,662.58	5%	$ 183.13	0.00%	$ -	$ 3,845.71
City of Long Beach	$ 1,057.12	$ 821.50	$ 2,723.22	$ 4,601.84	5%	$ 230.10	0.00%	$ -	$ 4,831.94
City of Los Angeles	$ 11,819.57			$ 11,819.57	10%	$ 1,181.96	5.00%	$ 590.98	$ 13,592.51
City of Lynwood	$ 760.33			$ 760.33	5%	$ 38.02	0.00%	$ -	$ 798.35
City of Maywood	$ 614.85			$ 614.85	5%	$ 30.73	0.00%	$ -	$ 645.58
City of Monrovia	$ 878.69	$ 735.52		$ 1,614.21	10%	$ 161.42	5.00%	$ 80.71	$ 1,856.34
City of Montebello	$ 900.47			$ 900.47	5%	$ 45.03	0.00%	$ -	$ 945.50

Harbor Toxic Upstream
FY 2030-2031 Cost Share

Agency	LAR S10	SGR GR1	SGR-CC S13	Subtotal	Direct Admin Fee %	GWMA Direct Admin Fee	Indirect Admin Fee %	GWMA Indirect Admin Fee	Total Fee
City of Monterey Park	$ 875.40			$ 875.40	10%	$ 87.54	5.00%	$ 43.77	$ 1,006.71
City of Norwalk		$ 1,149.09	$ 3,723.09	$ 4,872.17	5%	$ 243.61	0.00%	$ -	$ 5,115.78
City of Paramount	$ 692.00			$ 692.00	5%	$ 34.60	0.00%	$ -	$ 726.60
City of Pasadena	$ 1,486.92			$ 1,486.92	10%	$ 148.69	5.00%	$ 74.36	$ 1,709.96
City of Pico Rivera	$ 661.77	$ 1,321.49		$ 1,983.26	5%	$ 99.16	0.00%	$ -	$ 2,082.43
City of Pomona		$ 2,949.15		$ 2,949.15	10%	$ 294.91	5.00%	$ 147.46	$ 3,391.52
City of Rosemead	$ 773.55			$ 773.55	10%	$ 77.35	5.00%	$ 38.68	$ 889.58
City of San Dimas		$ 2,218.43		$ 2,218.43	10%	$ 221.84	5.00%	$ 110.92	$ 2,551.19
City of San Fernando	$ 662.27			$ 662.27	10%	$ 66.23	5.00%	$ 33.10	$ 761.60
City of San Gabriel	$ 732.21			$ 732.21	10%	$ 73.22	5.00%	$ 36.61	$ 842.05
City of San Marino	$ 717.63			$ 717.63	10%	$ 71.76	5.00%	$ 35.88	$ 825.27
City of Santa Fe Springs		$ 1,015.67	$ 3,888.01	$ 4,903.68	5%	$ 245.18	0.00%	$ -	$ 5,148.86
City of Sierra Madre	$ 679.27			$ 679.27	10%	$ 67.93	5.00%	$ 33.97	$ 781.17
City of Signal Hill	$ 574.51			$ 574.51	5%	$ 28.73	0.00%	$ -	$ 603.23
City of South El Monte	$ 665.41	$ 762.72		$ 1,428.13	10%	$ 142.81	5.00%	$ 71.41	$ 1,642.35
City of South Gate	$ 860.00			$ 860.00	5%	$ 43.00	0.00%	$ -	$ 903.00
City of South Pasadena	$ 703.73			$ 703.73	10%	$ 70.37	5.00%	$ 35.19	$ 809.29
City of Temple City	$ 727.99			$ 727.99	10%	$ 72.80	5.00%	$ 36.40	$ 837.20
LA County Unincorporated	$ 3,214.35	$ 5,519.82	$ 7,327.76	$ 16,061.94	10%	$ 1,606.20	5.00%	$ 803.10	$ 18,471.24
City of Vernon	$ 772.74			$ 772.74	5%	$ 38.64	0.00%	$ -	$ 811.38
City of Walnut		$ 1,597.71		$ 1,597.71	10%	$ 159.78	5.00%	$ 79.89	$ 1,837.37
City of West Covina		$ 2,289.60		$ 2,289.60	10%	$ 228.96	5.00%	$ 114.48	$ 2,633.03
City of Whittier		$ 976.83	$ 5,926.92	$ 6,903.75	5%	$ 345.19	0.00%	$ -	$ 7,248.94
LACFCD	$ 2,451.60	$ 2,451.60	$ 2,451.60	$ 7,354.80	10%	$ 735.49	5.00%	$ 367.75	$ 8,458.03
Total	**$ 49,032.00**	**$ 49,032.00**	**$ 49,032.00**	**$ 147,096.00**		**$ 11,991.58**		**$ 4,636.79**	**$ 163,724.37**

NOTES:

The GWMA administration cost is as follows:

Direct admin fee is 0-5% for GWMA members and 5-10% for non-members.

Indirect admin fee is 2-5% for non-members.

The rates applied above assume the following :

GWMA Members Admin Fee =	5%
GWMA Non-Members Admin Fee =	10%
GWMA Indirect Fee =	5%

ITEM # 17

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: **ACCEPTANCE OF THE FABRICATION AND INSTALLATION OF FULL CAPTURE STORM DRAIN TRASH DEVICES ON LOS ANGELES COUNTY-OWNED CATCH BASINS (CP 931)**

DATE: May 13, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Accept the Fabrication and Installation of Full Capture Storm Drain Trash Devices on Los Angeles County Owned Catch Basins (CP 931) by United Storm Water, Inc; and
2. Approve the final contract amount with United Storm Water, Inc. for the construction of the project in the amount of $18,300 including change orders; and
3. Approve the Final Total Project Budget (Attachment A); and
4. Authorize the City Clerk to execute, verify and file the Notice of Completion (Attachment B) with the Los Angeles County Registrar-Recorder; and
5. Authorize the release of the retention payment of $915 due to United Storm Water, Inc. following the mandatory waiting period from the date the Notice of Completion (NOC) is recorded; and
6. Take such additional, related action that may be desirable.

FISCAL IMPACT:

The final project budget (Attachment A) reflects the City Council's previously approved amount of $180,070 and outlines total project expenditures of $18,300, resulting in a remaining balance of $161,770. While United Storm Water, Inc. completed work within their contracted scope, they were unable to complete the majority of the originally

anticipated installations. United Storm Water, Inc. submitted plans to the Los Angeles County Flood Control District proposing the installation of full trash capture devices within County-owned catch basins. However, these plans were ultimately denied. The County cited strict flooding and hydraulic capacity regulations, noting that any modifications that could restrict flow or reduce conveyance capacity may increase the risk of localized flooding and expose the County to potential liability.

As a result of these constraints, several of the planned installations within County-owned infrastructure could not proceed. Accordingly, in order to meet regulatory requirements and continue implementation of full trash capture devices within Los Angeles County-owned catch basins, the Public Works Department will need to return to City Council at a future meeting to request authorization to advertise a notice inviting bids for the remaining work.

Staff allocated $180,070 to Account No. 229-30-315-6040.96 (Measure W, Public Works, Stormwater, Contract Services Engineering Design Service). The project was completed within the approved budget; therefore, no budget amendment is required. The funds not used towards this agreement will be available in the Measure W fund (Fund 229) for future, similar projects.

BACKGROUND/DISCUSSION:

On April 9, 2025, the City Council approved an agreement of $144,056 with United Storm Water, Inc. for the Fabrication and Installation of Full Capture Storm Drain Trash Devices on Los Angeles County-Owned Catch Basins (CP 931). Additionally, City Council authorized the Director of Public Works to review and approve change orders within a 25% contingency, bringing the total not-to-exceed amount to $180,070.

The Los Angeles County Flood Control District, the County of Los Angeles, 85 incorporated cities within the coastal watersheds of Los Angeles County, the Ventura County Watershed Protection District, the County of Ventura, and ten incorporated cities within Ventura County must comply with Order No. R4-2021-0105 (NPDES Permit No. CAS004004). Central to this requirement are Total Maximum Daily Loads (TMDLs), which establish the maximum allowable amount of a pollutant that can be discharged into a water body without causing impairment.

On August 1, 2002, the United States Environmental Protection Agency approved the Trash TMDLs for both the Los Angeles River and Ballona Creek. The Trash TMDL mandates progressive reductions in trash discharges, requiring a ten percent annual reduction, with an initial twenty percent reduction by September 30, 2006, and full (100%) compliance by September 30, 2015. Since the adoption of the Trash TMDL, the City has faced challenges in achieving full compliance.

The United States Environmental Protection Agency Region 9 and the City of Montebello entered into an Administrative Order on Consent (AOC) on April 28, 2022, to assist the City in complying with its Municipal Separate Storm Sewer System (MS4) Permit under the Clean Water Act. EPA issued a follow-up letter dated March 27, 2024, addressing the City’s compliance schedule. The AOC required the City to identify all catch basins

requiring full trash capture devices, including those with partial or no existing devices. City staff, in coordination with the City Attorney's Office, have held monthly meetings with the EPA and the Los Angeles Regional Water Quality Control Board (LARWQCB) to monitor progress.

The City, in coordination with its environmental consultant, conducted inspections and inventories of both City-owned and County-owned catch basins to prepare for the fabrication and installation of Connector Pipe Screen (CPS) and Automatic Retractable Screen (ARS) units. These structural Best Management Practices (BMPs) are required by the EPA and LARWQCB to meet Trash TMDL compliance. ARS units prevent debris from entering catch basins during dry weather and moderate storm events by retaining trash in the gutter for street sweeping, while CPS units prevent debris from entering the storm drain system by capturing it within the basin.

ENVIRONMENTAL:

N/A

ANALYSIS:

N/A

SUMMARY:

Staff is recommending that the City Council accept the Project (CP 931) as completed, approve the final Project budget and expenditures, including change orders, authorize the City Clerk to execute, verify and file the Notice of Completion (NOC) with the Los Angeles County Registrar-Recorder and authorize the City Manager to release the retention payment due to United Storm Water, Inc. following the mandatory waiting period from the date the NOC is recorded.

ATTACHMENT(S)

1. Attachment A - Final Project Budget (CP 931)
2. Attachment B - Notice of Completion

Fabrication & Installation of Full Capture Storm Drain Trash Devices on Los Angeles County-Owned Catch Basins (CP 931)

Project Expenses	Final Cost
Invoice No. 1	$ 17,385.00
Retention Invoice	$ 915.00
Total Project Cost:	**$ 18,300.00**

Project Funding	Budget Amount
Construction Contract Award Amount (Awarded at the April 9, 2025, City Council Meeting)	$ 144,056.00
Construction Contingency (Awarded at the April 9, 2025, City Council Meeting)	$ 36,014.00
Total Project Budget:	**$ 180,070**

Remaining Budget **$ 161,770.00**

RECORDING REQUESTED BY

CITY OF MONTEBELLO
AND WHEN RECORDED MAIL TO
NAME CITY OF MONTEBELLO
CITY CLERK
STREET ADDRESS 1600 W Beverly Blvd.
CITY Montebello,
STATE CA
ZIP 90640
SPACE ABOVE LINE FOR RECORDERS USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for complete requirements.)

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is City of Montebello
3. The full address of the owner is 1600 W Beverly Blvd., Montebello, CA 90640
4. The nature of the interest or estate of the owner is: in fee.

(if other than Fee, strike "In fee" and insert, for example, "purchaser under contract of purchase", or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES ADDRESSES

6. The full names and addresses of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work or improvements herein referred to:

NAMES ADDRESSES

7. A work of improvement on the property hereinafter described was completed on May 13, 2026. The general scope of work consisted of fabrication and installation of full capture storm drain trash devices on Los Angeles County-owned catch basins.

8. The name of the contractor, if any, for such work of improvement was United Storm Water, Inc. . April 9, 2025

(If no contractor for work of improvement as a whole, insert "None") (Date of Contract)

9. The property on which said work of improvement was completed is in the City of Montebello County of Los Angeles, State of CA, and is described as follows**: Citywide Catch Basin CPS Inserts Installation Project (CP 931)**

Director of Public Works / City of Montebello

(Signature of Owner or corporate officer of Owner named in paragraph 2, or his agent)

VERIFICATION

I, the undersigned, say: I am the City Clerk of the City of Montebello, the declarant of the foregoing Notice of Completion:
I have read said Notice of Completion and know the contents thereof; the same is true to my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.
Executed on _____, 2026 at City of Montebello, Montebello, CA

_____(Personal signature of the individual who is swearing that the contents of the Notice of Completion are true)

DO NOT RECORD

REQUIREMENTS AS TO NOTICE OF COMPLETION

A notice of completion must be filed for record WITHIN 10 DAYS after completion of the work of improvement (to be computed exclusive of the day of completion), as provided in Civil Code Section 3093.

The "owner" who must file for record a notice of completion of a building or other work of improvement means the owner (or his successor in-interest at the date the notice is filed) on whose behalf the work was done, though his ownership is less than the fee title. For example, if A is the owner in fee, and B, lessee under a lease, causes a building to be constructed, then B, or whoever has succeeded to his interest at the date the notice is filed, must file the notice.

If the ownership is in two or more persons as joint tenants or tenants is common, the notice may be signed by any one of the co-owners (in fact, the foregoing form is designed for giving of the notice by only one cotenant), but the names and addresses of the other co-owners must be stated in paragraph 5 of the form.

Note that any Notice of Completion signed by a successor in interest shall recite the names and addresses of his transferor or transferors.

In paragraphs 3, 5 and 6, the full address called for should include street number, city, county and state.

As to paragraphs 7 and 8, this form should be used only where the notice of completion covers the work of improvement as a whole. If the notice is to be given only of completion of a particular contract, where the work of improvement is made pursuant to two or more original contracts, then this form must be modified as follows: (1) Strike the words "A work of improvement" from paragraph 6 and insert a general statement of the kind of work done or materials furnished pursuant to such contract (e.g., "The foundations for the improvements"); (2) Insert the name of the contractor under the particular contract in paragraph 7.

In paragraph 8 of the notice, insert the name of the contractor for the work of improvement as a whole. No contractor's name need be given if there is no general contractor, e.g., on so-called "owner-builder jobs."

In paragraph 9, insert the full, legal description, not merely a street address or tax description. Refer to deed or policy of title insurance. If the space provided for description is not sufficient, a rider may be attached.

In paragraph 10, show the street address, if any, assigned to the property by any competent public or governmental authority.

This standard form covers most usual problems in the field indicated. Before you sign, read it, fill in all blanks, and make changes proper to your transaction. Consult a lawyer if you doubt the form's fitness for your purpose.

ITEM # 18

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 ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-11 FOR ON-CALL FENCE INSTALLATION, REPAIR AND REPLACEMENT SERVICES**

DATE: May 13, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-11 for on-call fence installation, repair, and replacement services; and
2. Take such additional, related action that may be desirable.

FISCAL IMPACT:

The agreement resulting from this Request for Proposals (RFP) will be funded through the City's applicable operating and maintenance budgets, as designated for facility maintenance and public safety systems. Specific contract costs will be brought back to the City Council for approval following completion of the competitive procurement process and selection of the successful proposer.

The proposed Fiscal Year 2026-27 budget will include funding for these services at the current FY 2025-26 rate. Should additional appropriations be needed once a vendor is selected, Staff will include a budget amendment recommendation with the subsequent City Council agenda item approving the agreement for these services.

BACKGROUND/DISCUSSION:

The City of Montebello maintains numerous facilities, parks, rights-of-way, and properties that require secure and properly maintained fencing. These fencing improvements are necessary to ensure public safety, protect City assets, and maintain compliance with applicable regulations.

The City is seeking proposals from qualified contractors to provide on-call fence services, including installation of new fencing, repair of damaged fencing, and replacement of existing fencing infrastructure. Services will be performed on an as-needed basis at various City-owned and leased locations, including parks, facilities, open spaces, and public rights-of-way. The selected contractor will be responsible for furnishing all labor, supervision, equipment, materials, traffic control, and safety measures necessary to complete assigned work. Fence types may include chain-link , wrought iron/ornamental, swing and sliding gates, and related components with various finishes and configurations.

The agreement term will be for an initial period of three (3) years, with the option to extend for two (2) additional one-year periods, for a maximum total term of five (5) years.

RFP No. 26-11 outlines the scope of work, which includes installation, maintenance, repair, and replacement of fencing systems; coordination with City staff; implementation of traffic control measures; compliance with State Water Board requirements and best management practices; site cleanup and disposal of materials; and project documentation. The contractor chosen through the RFP process will be required to provide high-quality materials, comply with prevailing wage requirements, and possess a valid State of California A or C-13 Fencing Contractor's License.

The proposed timeline for the RFP is as follows:

- RFP Release: May 14, 2026
- Questions from Potential Vendors Due Date: May 21, 2026, 12:00 p.m. PST
- Responses to Q&A Due Date: May 27, 2026, 12:00 p.m. PST
- Proposal Due Date: June 4, 2026, 11:00 a.m. PST
- City Review of Submissions: June 8, 2026
- Notifications to Contractors: June 25, 2026
- Award Recommendation: June 24, 2026

ENVIRONMENTAL:

N/A

ANALYSIS:

Issuing RFP No. 26-11 will allow the City to competitively select a qualified contractor to provide on-call fence services. The RFP ensures:

- Timely and efficient response to fencing repair and installation needs;
- Compliance with applicable codes, safety standards, and prevailing wage laws;

- High-quality workmanship and materials;
- Minimal disruption to the public during construction activities; and
- Fiscal responsibility through a competitive procurement process.

Evaluation criteria for the RFP include consultant qualifications (65%), reputation and references (15%), and proposed fees (20%). The City reserves the right to conduct interviews, request supplementary information, and approve or reject proposals at its discretion.

SUMMARY:

Staff recommends that the City Council authorize issuance of RFP No. 26-11 for on-call fence installation, repair and replacement services. This competitive solicitation will enable the City to secure qualified contractors to provide installation, repair, and replacement of fencing infrastructure across City facilities and properties, ensuring safety, security, and operational efficiency while maintaining fiscal accountability.

ATTACHMENT(S)

1. Attachment A - RFP 26-11 On-Call Fencing Services

CITY OF MONTEBELLO

Request for Proposals

RFP No. 26-11

On-Call Fencing Services

Release Date: Thursday, May 14, 2026
Online Questions Due Date: May 21, 2026, 12:00 p.m. PST
Publish Responses to Questions: May 27, 2026, 12:00 p.m. PST
Proposal Due Date: Wednesday, June 4, 2026, 11:00 a.m. PST

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TO PROSPECTIVE PROPOSERS

The City of Montebello ("City") invites proposal submissions under this Request for Proposals ("RFP"). The City will evaluate responses to this solicitation to determine qualifications. Submissions must adhere to the format and content described. Only proposals that adhere to the requirements will be evaluated. The information set forth is the minimum required to qualify for consideration. The successful Proposer will be required to enter into a Professional Services Agreement based on the specifications outlined in this RFP.

DATE OF SOLICITATION

May 14, 2026

PROJECT

On-Call Fencing Services

PROPOSAL OWNER

City of Montebello – Public Works Department
1600 West Beverly Boulevard
Montebello, CA 90640
Attn: James Coiner, Deputy Director of Public Works
Contact Phone: (323) 887-1200
Contact E-Mail: jcoiner@montebelloca.gov

PROPOSAL CONTACT

City of Montebello – Public Works Department
1600 West Beverly Boulevard
Montebello, CA 90640
Attn: Vanessa Ramos, Administrative Manager
Contact Phone: (323) 887-1200
Contact E-Mail: varamos@montebelloca.gov

Prospective Contractors must register their business with PlanetBids before being able to view or submit a response. To access the City's PlanetBids Portal, please go to:

https://www.montebelloca.gov/cms/one.aspx?portalId=58756&pageId=84839

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Appendix A – Proposal Content and Format
Appendix B – Cost Proposal
Appendix C – References
Appendix D – Sample Professional Services Agreement

1.0 Notice Inviting Proposals

The City of Montebello (the "City") is seeking proposals from qualified contractors to provide on-call fencing services at various City-owned facilities, properties, parks, rights-of-way, and other locations as needed. This includes installation, repair, and replacement of fencing and gates. The selected contractor will ensure all work is completed in accordance with City standards, applicable building codes, and safety requirements.

To view the complete RFP package, please visit:

https://www.montebelloca.gov/cms/one.aspx?portalId=58756&pageId=84839

Prospective contractors must register with PlanetBids before being able to view or submit a response.

Questions must be submitted via PlanetBids by **Thursday, May 21, 2026, at 12:00 p.m. PST.**

Response to Questions will be uploaded to PlanetBids by **Wednesday, May 27, 2026, at 12:00 p.m. PST**

Proposals must be submitted via PlanetBids by **Thursday, June 4, 2026, at 11:00 a.m. PST.**

Responses will be evaluated to determine the contractor that is the most qualified and responsive to the requirements. Responses must adhere to the format and content described. The City reserves the right to accept or reject any and all proposals.

2.0 Introduction

The City of Montebello invites qualified contractors to submit proposals for on-call fencing services. The selected contractor will provide installation, repair, and replacement of chain-link, ornamental iron, metal, and other fencing types, including associated gates and hardware. Work shall be performed in compliance with City standards, applicable building codes, and industry safety practices, while coordinating with City staff to minimize disruption to City operations and the public.

About the City of Montebello

Montebello ("beautiful mountain" in Spanish and Italian) is a city in the County of Los Angeles. Founded in 1899 and incorporated in 1920, the City is an 8.37 square mile General Law City located approximately 11 miles east of Downtown Los Angeles. Currently, the City has a population of approximately 63,000 residents. It hosts a mix of various industries that represent the business diversity of the County of Los Angeles. It is a full-service City that provides a long list of services, employing approximately 600 full-time and part-time employees in public safety, transit, and non-safety functions.

3.0 Timeline

- Release RFP — Thursday, May 14, 2026
- Online Question Due — Thursday, May 21, 2026 at 12:00 p.m. PST
- Responses to Questions — Wednesday, May 27, 2026 at 12:00 p.m. PST
- Deadline to Submit Responses — Thursday, June 4, 2026 at 11 a.m. PST
- City Review of Submissions — Monday, June 8, 2026
- Notifications Sent to Contractors — Thursday, June 25, 2026
- Award — Wednesday, June 24, 2026

4.0 Purpose

The purpose of this solicitation is to identify a highly qualified Contractor to provide on-call fencing services for the City of Montebello. The City requires installation, repair, and replacement of fencing and gates at various City facilities, parks, and properties to ensure security, safety, and proper maintenance of public assets.

5.0 Scope of Work/Services

The Contractor will provide all labor, materials, equipment, supervision, and incidentals necessary to complete fencing installation, repair, and replacement services at City facilities, parks, rights-of-way, and other City-owned or maintained properties. Work shall comply with all applicable codes, City standards, and safety requirements.

Scope of services includes, but is not limited to:

1. **Project Coordination and Management**
   - Conduct kickoff meeting with City staff
   - Coordinate schedules and work activities

- Attend progress meetings as required

2. **Fencing Installation**
   - Install chain-link fencing, ornamental iron fencing, and metal fencing systems
   - Install gates including swing and sliding gates
   - Install posts, rails, mesh, and related hardware
3. **Fencing Repair and Replacement**
   - Repair damaged fencing and gates
   - Replace sections of fencing as directed by the City
   - Remove and dispose of damaged or obsolete fencing materials
4. **Material Requirements**
   - Provide all materials, tools, and equipment
   - Materials must be new, durable, and compliant with industry standards
5. **Traffic Control & Safety**
   - Provide traffic control when work occurs in public rights-of-way
   - Maintain safe work zones with cones, signage, and barricades as needed
6. **Site Cleanup and Disposal**
   - Remove debris and construction waste
   - Restore work areas to original or improved condition
   - Dispose of materials at approved facilities
7. **Quality and Compliance**
   - Ensure all work meets applicable codes and City standards
   - Perform inspections and corrections as needed
8. **Reporting and Documentation**
   - Provide work logs, locations, and quantities
   - Submit monthly invoices and reports

6.0 Contractor Qualifications

The selected contractor must have the following minimum qualifications:

- A valid California C-13 (Fencing Contractor) license
- Experience in installation and repair of chain-link and ornamental fencing
- Experience working with public agencies
- Knowledge of applicable building codes and safety regulations
- Ability to manage multiple job sites
- Proper equipment and trained personnel
- Ability to provide timely emergency and on-call response
- Proof of insurance coverage as required by the City

Background Check

Contractor representatives working on-site and in some remote capacities will be required to undergo a background check conducted by the City.

7.0 Proposal submittal

Please review Appendix A - Proposal Format and Content, attached hereto and

incorporated herein by this reference, for specific details regarding the information that needs to be included in your submission. Failure to provide all requested information may be considered “non-responsive” and rejected.

Responses to this RFP must be submitted electronically via the City’s PlanetBids Portal by the deadline. Any responses transmitted and/or time-stamped after the deadline will not be accepted. Contractors planning to submit responses to this request are highly encouraged to submit all documentation before the deadline to avoid technical difficulties/errors.

8.0 Evaluation Criteria

The City will establish an evaluation committee to review and rate each proposal. The proposal evaluation process will be conducted using a multi-step method which will include the following steps:

A. **Preliminary Proposal Review** - The evaluation committee will review each submission to ensure adherence to the minimum/proposal format requirements.

B. **Proposal Evaluation** - In the second part of this process, the evaluation committee will review and rate proposals using a combined score based on the following:

i. Qualifications as they relate to this RFP - 65%
   a. Thoroughness and understanding of the tasks to be completed
   b. Background and experience
   c. Knowledge of the City of Montebello
   d. Experience of personnel assigned to the work
   e. Communication Skills
   f. Interview, if required

ii. Reputation for integrity and competence – 15%
   a. Positive Reference Checks
   b. Work Samples

iii. Proposed fees for services – 20%

The City reserves the right to request and obtain, from one or more proposers, supplementary information as may be necessary for the City to analyze the proposal pursuant to selection criteria. Upon completion of the evaluation phase, the City may select those Contractors for interviews whose proposals and qualifications most closely conform to the requirements of this RFP and provide the best value to the City.

9.0 Protest Procedures

Proposal Protest Procedures (Before Proposal Opening)

A protest filed before the proposal opening must be filed in writing or by email no later than ten (10) working days before opening. The most common types of protest that might be filed before a proposal opening include those based upon restrictive specifications or alleged improprieties in any solicitation that is apparent before the scheduled proposal opening.

When a protest is filed before a scheduled proposal opening, certain steps must be followed:

A. The protest must be submitted in writing within the specified time frame (no later than ten (10) working days prior to a proposal opening). All protests must be filed with the Director of Finance for determination. Protest must be submitted to the Director of Finance by mail or e-mail within the specified time frame. Protests can be sent to:

   Mail:
   Michael Solorza, Director of Finance
   City of Montebello
   Attn: Department of Finance
   1600 W. Beverly Blvd
   Montebello, CA 90640

   or

   E-mail:
   msolorza@montebelloca.gov

B. The protest must contain factual and legal reason(s) and should recommend a proposed remedy. Nevertheless, it should be noted that the City reserves the right not to implement the proposed remedy but to offer alternative solutions where applicable.

C. Where appropriate, the City will hold an informal conference on the merits of a protest with all interested parties allowed to attend. Interested parties may include all proposers, subcontractors, or suppliers, provided they have a substantial economic interest in a portion of the RFP.

D. All potential proposers will be advised of a pending protest.

E. The City shall not open proposals prior to the resolution of the protest unless it is determined that:

   - The items to be procured are urgently required;

- Delivery or performance will be unduly delayed by failure to make the award promptly; or
- Failure to make a prompt award will otherwise cause undue harm to the City.

The City will respond in writing within ten (10) working days after receipt of a properly filed protest. The Director of Finance will respond and include a response to each substantive issue raised in the protest.

After the exhaustion of administrative remedies, the protesting party will be given the City's final decision. The Director of Finance has the authority to decide on all protests.

Proposal Protest Procedures (After Proposal Opening/Post Award)
A protest filed after a proposal deadline must be filed within three (3) working days after the proposal deadline/due date. The City will grant the protesting Contractor a fair review and shall have up to ten (10) working days to review the protest and render its decision.

10.0 Execution of Agreement
The resulting agreement (see attached sample) shall be signed by the successful Contractor and returned within the required insurance within ten (10) business days after the City has provided written notice that the Contractor has been awarded. Failure to execute the agreement and file acceptable insurance documents as provided herein shall cause, at the City's option, for annulment of the award. Please review the insurance requirements and indemnification clause in the attached sample agreement.

Should the successful Contractgor decline to execute the agreement, the City can either reject all proposals, accept one of the other proposals, or issue a new solicitation.

11.0 Insurance
The Contractor selected must meet the following minimum insurance requirements upon execution of the City's Professional Services Agreement:

A. **Commercial General Liability**
Commercial General Liability (CGL) (equivalent in coverage scope to Insurance Services Office, Inc. Form CG 00 01) shall cover on an "occurrence" basis for bodily injury and property damage, including premise-operations, products-completed, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury, and advertising injury with limits no less than $1,000,000 per occurrence and $2,000,000 aggregate.

If requested, the "City of Montebello, its officials, employees, and agents" must be separately endorsed to the policy as additional insureds on an endorsement equivalent to the Insurance Services Office, Inc. Form CG 20 10 11 85 of CG 20 26 1185.

B. **Business Automobile Liability**
For owned vehicles, hired, and non-owned vehicles, Insurance Services Office Form CA 00 01 covering, Code 1 (any auto), or if the Contractor has not owned autos, Code 8 (hired) and 9 (non-owned) with a limit no less than $1,000,000 per accident for bodily injury and property damage.

If an automobile is not necessary to perform services, the Firm must submit a written request for a waiver of this requirement.

C. **Professional Liability or Errors and Omissions**
Depending on the work or services to be performed, professional liability or errors and omissions liability insurance may be required. The City will require the Contractor to provide professional liability or errors and omissions liability insurance in an amount not less than $1,000,000 per occurrence or claim, $2,000,000 aggregate. Architects' and engineers' coverage shall be endorsed to include contractual liability.

D. **Workers' Compensation and Employer's Liability**
Workers' compensation as required by the California Labor Code and Employer's Liability in an amount not less than $1,000,000 per accident for bodily injury or disease.

Required Insurance Documentation

Certificate of Insurance
The Certificate Holder must be listed as follows:

City of Montebello
1600 West Beverly Boulevard
Montebello, CA 90640

Endorsements (if requested)
In addition to the Certificate of Insurance, the Contractor must provide the following endorsements:

Additional insured endorsements to the general liability and auto liability* insurance policies. The "City of Montebello, its officials, employees, and agents" must be endorsed to the Contractor's general liability policy as well as the auto liability policy as additional insureds on an endorsement equivalent to ISO forms CG 20 10 11 85 or CG 20 26 11 85.

Cancellation notice endorsements. Each policy must be endorsed to certify that it will not be canceled or non-renewed by either party or reduced in coverage or limits (except by paid claims) unless the insurer has provided the City with thirty (30) days prior written notice of cancellation (ten (10) days for cancellation

due to nonpayment of premium is acceptable).

Primary, non-contributory coverage endorsements. The general liability and professional liability (if required) policies must be endorsed to provide that each policy shall apply on a primary, non-contributing basis with any insurance or self-insurance, primary or excess, maintained by or available to the City or its officials, employees, and agents.

Waiver and Modifications of Insurance Requirements
To the extent permitted by law, the City may modify these insurance requirements at any time and at its sole discretion.

In general, any contract deemed sole source, professional/professional services, involves the disclosure of proprietary information, and/or a public works project may require revisions to the City's standard insurance requirements. Any revisions to the insurance requirements will be identified within the associated service contract terms and conditions.

Contractors may request a waiver or modification of these insurance requirements. Waiver or modification requests must be submitted in writing. The request should state the specific insurance requirement that is being considered for waiver or modification and provide a brief explanation for the request. Requests will be reviewed on a case-by-case basis, and the decision will ultimately depend on the scope of services. The final decision to approve or deny a request will be at the City's legal authority and/or an authorized designee's discretion.

12.0 Use of Federal Funds
The project is funded through a Sustainable Communities Grants from Caltrans which requires compliance with certain federal regulations. The United States Federal Government requires purchases of items and services to meet specific standards when using Federal funds, including grants, cooperative agreements, contracts, and Federal funds "passed-through" to the City from a non-Federal entity (i.e., sub-recipient agreements). These requirements are codified under the Code of Federal Regulation's (CFR) Title 2, Subtitle A, Chapter II, Part 200 (also referred to as "2 CFR 200" or "Uniform Guidance") and the Federal Acquisition Regulations (FAR), as applicable.

The following standards apply to all purchases of items and services using Federal funds:

- Transactions shall be conducted lawfully and ethically
- Unnecessary/duplicative purchases are not permitted
- Utilizing a Contractor or supplier on the U.S. Federal Government's Debarred and Suspended List (available at SAM.gov) is prohibited
- All individuals involved in the expenditure of federal monies must avoid any

actual or apparent conflict of interest
- Procurement transactions must be conducted in a manner providing full and open competition
- Opportunities should be provided to minority businesses, women's business enterprises, and labor surplus area firms when possible
- Contracts and purchase orders should include the contract provisions required by 2 CFR 200 Appendix A
- Purchases of goods and services must include documentation detailing the procurement history

In addition to Federal standards, purchases must adhere to applicable local policies and procedures as defined in Montebello Municipal Code Chapters 3.20 and 3.21 and any relevant administrative policies. The most restrictive terms prevail when a conflict is present.

13.0 Non-Commitment of City

While the City intends to select a Contractor through this process, this intention is subject to change at any time during the process. The City does not commit to awarding an agreement, paying any costs incurred in preparing the proposal for this request, and/or procuring or contracting any items or services.

14.0 Labor Requirements

A. **Background:** All personnel engaged in the performance of this work shall be employees of the Contractor and, as such, shall be warranted to possess sufficient experience and reliability to perform this work.

B. **Health:** All personnel engaged in the performance of this work shall be in good health and free of contagious diseases. The Contractor shall not allow any person(s) under the influence of alcohol or drugs on the premises or in the building. Neither shall the Contractor allow the use of or presence of alcohol or drugs on the premises or in the building.

C. **Non-Discrimination:** The Contractor shall not engage in discrimination in the employment of persons because of race, color, national origin, ancestry, mental/physical disabilities, sex, or religion of such persons.

D. **Conduct:** No person(s) shall be employed for this work that is found to be incompetent, disorderly, and troublesome, under the influence of alcohol and drugs, which fails or otherwise refuses to perform the work properly and acceptably or is otherwise objectionable. Any person found to be objectionable shall be discharged immediately and not re-employed for this work.

15.0 Records

The Contractor agrees to permit the City Manager or designee access to records,

reports, files, and other papers or property of the Contractor to audit any performance aspect under this agreement.

16.0 Subcontractors

The Contractor shall be responsible for all work performed under the final agreement and shall keep all work under his control. No portion of the work may be subcontracted without the prior written consent of the City. All subcontractors used on this work shall be under the direct supervision of the Contractor and shall be considered as their employees. Any approved subcontractors must provide insurance indemnifying the City with limits at or exceeding the limits of the Contractor's insurance.

17.0 Modifications/Changes

Changes in the areas serviced and/or specifications may be necessary during the agreement term. Changes in the agreement's requirements and corresponding changes in compensation may be implemented upon mutual understanding between the City and the Contractor. These changes will be processed by the City Manager.

18.0 Disclosure of Information

A. The Contractor agrees that it will not during or after the term of the agreement, disclose any proprietary information or confidential business information of the City, including but not limited to its costs, charges, operating procedures, or methods of doing business to any person, Contractor, corporation, association, or other entity or the general public for any reason or purpose whatsoever, without the prior written consent of the City. Such confidential or proprietary information received by the Contractor shall be used exclusively in connection with the performance of services.

B. The Contractor shall not issue or release for publication any articles, advertising, or publicity matters relating to the services performed by the Contractor hereunder or mentioning or implying the name of the City or its respective personnel without the prior written consent of the City.

19.0 Ex-Parte Communications

Contractor and Contractor representatives should not engage in unauthorized communications with elected officials, officers, employees, or agents of the City about this RFP. This requirement also includes any evaluation panel member, except for designated RFP facilitators. This requirement remains in effect until after award notifications have been made.

This restriction does not prohibit Contractors and their representatives from making oral statements or presentations to City representatives during a scheduled public meeting.

20.0 City of Montebello Rights

At its discretion, the City reserves the right to:

A. Reject any and/or all proposals for no reason or any reason including, but not limited to, the following:

   i. The proposal is incomplete, non-responsive, obscure, irregular, or lacking necessary detail and specificity.
   ii. The Contractor, in the sole judgment of the City, lacks the qualifications, experience, and/or responsibility necessary to provide the services.
   iii. The Contractor failed or neglected to complete and submit any information within the time specified by the City and as may be otherwise required herein.

B. Reject any proposal that, in the opinion of the City, is so unbalanced in comparison to other proposals received and/or to the City's internal estimates that it does not accurately reflect the cost to perform;

C. Accept all or any part of a proposal;

D. Cancel the entire RFP;

E. Issue subsequent RFPs; or

F. Waive any errors or informalities in any proposal to the extent law permits.

Please review:

Appendix A – Proposal Content and Format

Appendix B – Cost Proposal

Appendix C – References

Appendix D – Sample Professional Services Agreement

Appendix “A”

Proposal Content and Format

Proposal Content

The contractor shall be responsible for preparing a compelling, clear, and concise proposal. The City is requesting electrical services, which contains at a minimum the following information:

1. **Letter of Interest -** Please include a letter expressing your interest in being considered for the services. Include a statement regarding the vendor's availability to dedicate time, personnel, and resources to this effort. The letter of interest must include a commitment to the availability of the vendor and all key service staff.

2. **Relevant Experience** - Please include information describing your experience providing similar services for public agencies. Provide a minimum of three (3) specific examples of relevant experience. At a minimum, the vendor should provide a list of the most recent projects (i.e., completed within the last five (5) years is preferred, but samples outside of this timeframe will be accepted if relevant) for which the consultant has performed similar services of similar size, scope, and complexity.

   Using Appendix C – References, please provide details regarding each reference. This should include the name, contact person, address, phone number, and e-mail address of each party for whom the service was provided, as well as a description of the service performed, the dollar amount of the contract, and the date of performance. The City may contact the individual listed at its discretion.
   Resumes may also be included in this section for any key staff associated with the service.

3. **Conflict of Interest Statement –** The vendor shall disclose any financial, business, or other relationship with the City that may have an impact upon the selection process. If the vendor does not have any such conflicts, a statement declaring such should be included in their submission.

4. **Cost Proposal –** Cost proposal should include the following:

   Total All-Inclusive Not-To-Exceed Maximum Price: The cost proposal should contain all pricing information relative to performing the scope of work as described in this request for proposals. The total all-inclusive maximum not-to-exceed price is to contain all direct and indirect costs, including all out-of-pocket expenses.

   Rates for Additional Services: If it should become necessary for the City to request the successful vendor to render additional services to either supplement services requested in this RFP or to perform any additional work as a result of the specific recommendations included in any report issued resulting from this engagement, then such additional work shall be performed only if set forth in an addendum to the contract between the City and

the proposer. Any such additional work would be performed at the same rates submitted in the dollar cost bid unless otherwise noted in the proposal.

All proposals must be submitted using the PlanetBids Portal by Thursday, June 4, 2026 at 11:00 AM PST. It is highly encouraged that proposals are submitted ahead of the deadline to avoid any technical difficulties that might be encountered while using the portal.

Proposal Format

To facilitate the evaluation process, all responses are required to adhere to the following format requirements. The City strongly encourages respondents to thoroughly review their proposals prior to submission to ensure they adhere to the requirements. If the proposal is not formatted or does not include all the listed items/sections, it may be deemed non-responsive.

Responses shall not exceed ten (10) pages when printed on 8-½ -inch by 11-inch paper. Font Times New Roman Font (preferred), 12pt font size. The ten (10) page-requirement does **not** include cover letter/letter of transmittal, or any items included as additional attachments. Proposals should also include the following:

1. Title Page showing the request for proposals subject; the vendor's name; the name, address, email and telephone number of the contact person; and the date of the proposal.

2. Table of Contents identifying the items/section listed in the "Proposal Content and Format" section of this RFP.

3. Detailed proposal following the order set forth in the "Proposal Content and Format" of this RFP.

Appendix "B"

Cost Proposal

Contractor Name: _____ Contractor's License # : _____

Fence Installation	**Unit Cost – 6 Foot Fence**	**Unit Cost – 8 Foot Fence**
Common Chain-link (per foot)	$	$
Wrought Iron (per foot)	$	$
Fence Post (per foot)	$	$
Fence Gate (per foot)	$	$
Top Rail (per foot)	$	$
Bottom Rail (per foot)	$	$
Fence Demolition	**Unit Cost – 6 Foot Fence**	**Unit Cost – 8 Foot Fence**
Common Chain-link (per foot)	$	$
Wrought Iron (per foot)	$	$
Fence Post (per foot)	$	$
Fence Gate (per foot)	$	$
Fence Repair	**Hourly Rates**	
Business Hour Rate	$ /hr	
Overtime Rate	$ /hr	
Emergency/Holiday Rate	$ /hr	
Welding		
Business Hour Rate	$ /hr	
Overtime Rate	$ /hr	
Emergency/Holiday Rate	$ /hr	
Total		
Materials Markup: _____%		

Authorized Representative: _____ Signature: _____ Date: _____

Appendix "C"

Reference Sheet

RFP 26 – 11 – On-Call Fence Services

Entity Name _____

Business Address _____

Name of Contact _____

Title Contact _____

Telephone Number of Contact _____

Email of Contact _____

Description of Project _____

Date of Service _____

Entity Name _____

Business Address _____

Name of Contact _____

Title Contact _____

Telephone Number of Contact _____

Email of Contact _____

Description of Project _____

Date of Service _____

Entity Name _____

Business Address _____

Name of Contact _____

Title Contact _____

Telephone Number of Contact _____

Email of Contact _____

Description of Project _____

Date of Service _____

Appendix “D”

Sample Professional Services Agreement

[See Next Page]

CITY OF MONTEBELLO

PROFESSIONAL SERVICES AGREEMENT NO. _____
WITH CONSULTANT NAME

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into on **_____, 202X** ("Effective Date"), by and between the CITY OF MONTEBELLO, a California municipal corporation (the "CITY") and Consultant Name (the "CONSULTANT"). The CITY and the CONSULTANT are sometimes referred to herein individual as the "Party," and jointly as the "Parties."

RECITALS

WHEREAS, the CITY desires to retain a qualified professional consultant to provide Public Records Request Software services in the CITY; and

WHEREAS, the CONSULTANT represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

NOW THEREFORE, in consideration of performance by the Parties of the covenants and conditions herein contained, the Parties hereto agree as follows:

SECTION 1. INCORPORATION OF RECITALS AND OTHER CONTRACT DOCUMENTS

a. The above-referenced Recitals constitute a material part hereof and shall hereby be incorporated by reference. Moreover, this Agreement consists of the following documents, in order of precedence, all of which are incorporated herein and made part of this Agreement, as though fully set forth herein:

1. This Agreement and its Exhibits, including any and all addenda or supplemental agreements.
2. Proposal referenced and Best Final Offer received by the successful proposer.
3. All other documents, including but not limited to all applicable bonds, insurance certificates, notices, schedules, forms, certifications, and affidavits.

b. These documents shall be collectively referred to herein as the "Contract Documents." In the event of a conflict among the Contract Documents, the order of precedence list above shall apply.

SECTION 2. SERVICES / COMPENSATION.

a. All terms, conditions, requirements, and provisions of the Request for Proposals for _____ in the City of Montebello (insert date issued) ("Request for Proposals"), as such is set forth fully in **Exhibit "A**" hereto, are hereby incorporated fully herein by this reference and shall be binding on the Parties. To the extent of a conflict between the terms of this Agreement and that set forth in any exhibits or attachments hereto, the terms of this Agreement shall govern.

b. The CONSULTANT shall provide to the CITY all labor, equipment, materials and incidental necessary to provide _____ services as set forth fully in the Request for Proposals, as such is set forth fully in **Exhibit "A**" hereto and incorporated fully herein by this reference (hereinafter "Professional Services").

c. The CONSULTANT shall be compensated for performance of the Professional Services as set forth in the Schedule of Compensation attached hereto as **Exhibit "B"** and incorporated fully herein by this reference ("Compensation"). The CONSULTANT shall provide an itemized billing statement to the CITY each month for Professional Services performed. The CONSULTANT shall no incur fees or costs which exceed the Compensation without the prior written consent of the CITY.

SECTION 3. TERM.

a. This Agreement shall commence upon issuance of a written "Notice to Proceed" (as further defined below) by the CITY and shall expire three (3) years from the Effective Date, unless terminated earlier as hereinafter provided. This Agreement may be extended for up to two (2) one-year extensions 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 issued by CITY's applicable, department head.

SECTION 4. PERFORMANCE.

a. The CONSULTANT shall at all times, faithfully, competently, and to the best of its ability, experience, and talent, perform all tasks described herein.

b. The CONSULTANT shall employ, at a minimum, generally accepted standards and practices utilized by companies engaged in providing similar services, as are required of Consultant hereunder, in meeting its obligations under this Agreement.

c. The CONSULTANT shall be knowledgeable of and subject to all CITY ordinances, rules and regulations, standard operating procedures, and the supervisory chain of command.

d. The CONSULTANT shall have the right to retain, subject to the CITY's approval, additional individuals, consultants or subconsultants to assist in the completion of services as herein defined. Compensation for additional individuals, consultants or subconsultants shall be the sole and exclusive responsibility of the CONSULTANT.

e. The CONSULTANT shall retain all original reports, field and office notes, correspondence, calculations, maps, and other documents specifically related to the services provided by the CONSULTANT pursuant to this Agreement, other than documents which are exempt from disclosure pursuant to the attorney-client privilege or any other law. Said documents shall be made available for inspection by the CITY upon request.

SECTION 5. WORK PRODUCT.

a. The CONSULTANT hereby agrees that all work product produced pursuant to this Agreement, and provided to the CITY during and upon completion of this Agreement, shall be the property of the CITY, and ownership of said work product shall be retained by the CITY. The CONSULTANT may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by the CONSULTANT.

b. All data, documents, discussion, or other information developed or received by the CONSULTANT or provided for performance of this Agreement are deemed confidential and shall not be disclosed by the CONSULTANT without prior written consent by the CITY. The CITY shall grant such consent if disclosure is legally required. All such written products shall be returned to the CITY upon the termination or expiration of this Agreement. The CONSULTANT agrees that the covenants contained in this Section shall survive the expiration or termination of this Agreement.

SECTION 6. EXTRA SERVICES.

No extra services over and above the Compensation shall be rendered by the CONSULTANT under this Agreement unless such extra services first shall have been duly authorized in writing by the CITY's City Manager (the "City Manager").

SECTION 7. CITY SUPERVISION.

The City Manager shall have the right of general supervision of all work performed by the CONSULTANT and shall be the CITY's agent with respect to obtaining the CONSULTANT's compliance hereunder. No payment for services rendered under this Agreement shall be made without the prior approval of the City Manager.

SECTION 8. TERMINATION.

In the event that either Party hereto fails or refuses to perform any of the provisions of this Agreement at the time and in the manner required, the non-defaulting party shall give the defaulting party written notice of the default, the nature of the default, and of the steps necessary to cure the default.

a. Termination for Cause. In the event that any of the provisions of the Agreement are violated by either party, the non-defaulting Party may terminate the Agreement by serving written notice upon the other Party, listing the violation(s) and its intent to terminate such Agreement unless within ten (10) days after the serving of such notice, such violation shall cease or be rectified, the contract shall upon the expiration of an additional thirty (30) days cease and terminate. Violations by the CONSULTANT which cannot be corrected within ten (10) days, said contract shall at the option of the CITY cease and terminate upon the giving of like notice. In the event of any such termination for default by the CONSULTANT, the CITY may take over the work and prosecute the same to completion by contract or otherwise for the account and at the expense of the CONSULTANT. The CONSULTANT and his sureties shall be liable to the CITY for any excess cost occasioned in the event of any such termination. This change shall not be construed to prevent the termination, for other causes authorized by law or other provisions of this contract. In the event of a termination for cause, the CONSULTANT shall only be entitled to

the Compensation for those Professional Services satisfactory performed on or before the effective date of termination.

b. Termination for Convenience. The CITY shall have the option, at its sole discretion and without cause, to terminate this Agreement in whole, or in part, by giving ten (10) business days' written notice to the CONSULTANT. Upon the termination of this Agreement as provided herein, the CITY shall provide to the CONSULTANT the part of Compensation which would otherwise be payable to the CONSULTANT for services the CONSULTANT had completed as of the date of termination, less the amount of all previous payment with respect to the Compensation. Further, upon such a termination for convenience by the CITY, the Parties agree that the CONSULTANT shall be reimbursed for any "non-refundable" costs that the CONSULTANT has incurred for its services under this Agreement, provided that: (1) such "non- refundable" costs were incurred by the CONSULTANT prior to the date of termination, and (2) that the CONSULTANT provides the CITY with adequate proof that the CONSULTANT incurred the costs, and is unable to be seek a refund for such costs. Such "non-refundable" costs may include, but are not limited to, travel reservations incurred by the CONSULTANT for its performance of services under this Agreement. The CONSULTANT agrees to cease all work under this Agreement on or before the effective date of any notice of termination.

SECTION 9. EMPLOYMENT OF CITY EMPLOYEES.

No regular employee of the CITY shall be employed by the CONSULTANT during the term of this Agreement.

SECTION 10. NON-LIABILITY OF CITY OFFICIALS AND EMPLOYEES.

No official or employee of the CITY shall be personally liable to the CONSULTANT in the event of any default or breach by the CITY, or for any amount which may become due to the CONSULTANT.

SECTION 11. INDEPENDENT CONSULTANT.

a. The CONSULTANT is and shall, at all times, remain as to the CITY a wholly independent consultant. Neither the CITY nor any of its elected officials, officers, employees, or agents shall have control over the conduct of the CONSULTANT except as expressly set forth in this Agreement. The CONSULTANT shall not at any time or in any manner represent that he or she is in any manner an elected official, officer, employee, or agent of the CITY. No employee benefits shall be available to the CONSULTANT in connection with the performance of this Agreement. Except as provided in this Agreement, the CITY shall not pay salary, wages, or other compensation to the CONSULTANT for performance hereunder for the CITY, the CITY shall not be liable for compensation to the CONSULTANT, the CONSULTANT's employees or the CONSULTANT's subconsultants for injury or sickness arising out of performing services hereunder.

b. The parties further acknowledge and agree that nothing in this Agreement shall create or be construed to create a partnership, joint venture, employment relationship or any other relationship except as set forth in this Agreement.

c. The CITY shall not deduct from the Compensation paid to the

CONSULTANT any sums required for Social Security, withholding taxes, FICA, state disability insurance or any other federal, state or local tax or charge which may or may not be in effect or hereinafter enacted or required as a charge or withholding on the compensation paid to the CONSULTANT. The CITY shall have no responsibility to provide the CONSULTANT, its employees or subconsultants with workers' compensation insurance or any other insurance.

SECTION 12. CalPERS ANNUITANTS AND ELIGIBILITY INDEMNITY.

a. If the CONSULTANT is a California Public Employees' Retirement System ("CalPERS") annuitant, the CONSULTANT must provide the City with written notification of such fact a minimum of 14 calendar days prior to commencement of services under this Agreement. Failure to provide such notification may result in termination of the Agreement, and any penalties or other costs relating thereto shall be borne by the CONSULTANT. If this Agreement remains in place, the CONSULTANT shall execute any amendment(s) to this Agreement requested by the City in order to comply with all laws and regulations applicable to CalPERS annuitants.

b. In the event that the CONSULTANT or any employee, agent, or subconsultant of the CONSULTANT providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the CITY, the CONSULTANT shall indemnify, defend, and hold harmless the CITY for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of the CONSULTANT or its employees, agents, or subconsultants, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of the CITY.

c. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, the CONSULTANT and any of its employees, agents, and subconsultants providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by the CITY, including but not limited to eligibility to enroll in PERS as an employee of the CITY and entitlement to any contribution to be paid by the CITY for employer contribution and/or employee contributions for PERS benefits.

SECTION 13. LEGAL RESPONSIBILITIES.

The CONSULTANT shall at all times observe and comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local governments including, but not limited to the Montebello Municipal Code. The CITY, and its appointed or elected officers, employees, or agents, shall not be liable at law or in equity occasioned by failure of the CONSULTANT to comply with this section.

SECTION 14. INDEMNIFICATION.

The CONSULTANT agrees to, and shall defend, indemnify, protect and hold harmless, the CITY, its elected and appointed boards, officers, officials, employees, agents and volunteers from and against any and all claims, demands, lawsuits, defense costs, civil, penalties, expenses, causes of action, and judgments at law or in equity, or liability of any kind or nature which the CITY, its elected and appointed

boards, officers, officials, employees, agents and volunteers may sustain or incur or which may be imposed upon them for injuries or deaths of persons, or damage to property arising out of the CONSULTANT's negligent or wrongful act, or omission under the terms of this Agreement, except only liability arising out of the sole negligence of the CITY.

SECTION 15. INSURANCE COVERAGE.

a. During the term of this Agreement, the CONSULTANT shall carry, maintain, and keep in full force and effect insurance against claims for death or injuries to persons or damages to property that may arise from or in connection with CONSULTANT's performance of this Agreement. Such insurance shall be of the types and in the amounts as set forth below:

- **Commercial General Liability (CGL)**: Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis for bodily injury and property damage, including products-completed operations, personal injury, and advertising injury, with limits no less than $1,000,000 per occurrence. If a general aggregate limit applies, the limit shall be twice the required occurrence limit.

- **Automobile Liability Insurance:** Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if CONSULTANT has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than $1,000,000 per accident for bodily injury and property damage.

- **Worker's Compensation** insurance as required by the laws of the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease.

- **Professional Liability** insurance appropriate to the CONSULTANT'S profession, with limit no less than $1,000,000 per occurrence or claim, $2,000,000 aggregate.

b. If the CONSULTANT maintains higher limits than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits maintained by the CONSULTANT.

c. The CONTACTOR shall require each of its subconsultants, if any, to maintain insurance coverage that meets all of the requirements of this Agreement.

d. The policy or policies required by this Agreement shall be issued by an insurer admitted in the State of California and with a current rating of at least A:VII in the latest edition of Best's Insurance Guide.

e. Each insurance policy required above shall state that coverage shall not be canceled, except after thirty (30) days' prior written notice (ten [10] days for non-payment) has been given to the CITY. The CONSULTANT agrees that if it does not keep the aforesaid insurance in full force and effect the CITY may either (i) immediately terminate this Agreement for Cause; or (ii) take out the necessary insurance and pay, at the CONSULTANT's expense, the premium thereon.

f. **Evidence of Insurance prior to commencement**. The 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: [insert designated email]

Coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits, non-renewed, or materially changed for any reason, without thirty (30) days prior written notice thereof given by the insurer to the CITY by U.S. mail, or by personal delivery, except for nonpayment of premiums, in which case ten (10) days prior notice shall be provided.

g. **Evidence of Insurance during the entire term of the Agreement**. At all times during the term of this Agreement, the CONSULTANT shall maintain on file with the CITY's Risk Manager a certificate or certificates of insurance showing that the aforesaid policies are in effect in the required amounts and naming the CITY as an additional insured. The CONSULTANT shall, prior to commencement of work under this Agreement, file with the CITY's Risk Manager such certificate(s).

h. The CONSULTANT shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two (2) weeks prior to the expiration of the coverages.

i. The general liability and automobile policies of insurance required by this Agreement shall contain an endorsement naming the CITY, its officers, employees, agents and volunteers as additional insureds. All of the policies required under this Agreement shall contain an endorsement providing that the policies cannot be canceled or reduced except on thirty days' prior written notice to the CITY. The CONSULTANT agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

j. The insurance provided by the CONSULTANT shall be primary to any coverage available to the CITY. Any insurance or self-insurance maintained by the CITY, its officers, employees, agents, or volunteers, shall be in excess of CONSULTANT's insurance and shall not contribute with it.

k. All insurance coverage provided pursuant to this Agreement shall not prohibit the CONSULTANT, and CONSULTANT's employees, agents or subconsultants, from waiving the right of subrogation prior to a loss. The CONSULTANT hereby waives all rights of subrogation against the CITY.

l. Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the option of the CITY, the CONSULTANT shall either reduce or eliminate the deductibles or self-insured retentions with respect to the CITY, or the CONSULTANT shall procure a bond guaranteeing payment of losses and expenses.

m. Procurement of insurance by the CONSULTANT shall not be construed as a limitation of the CONSULTANT'S liability or as full performance of CONSULTANT's duties to indemnify, hold harmless and defend under the indemnity covenants of this Agreement.

SECTION 16. SUBCONTRACT, ASSIGNMENT OR DELEGATION.

The CONSULTANT shall not subcontract, delegate, or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of the CITY. Any proposed subcontract, delegation, or assignment shall provide a description of the services to be covered, identification of the proposed sub-consultant, delegee, or assignee, and an explanation of why and how the same was selected, including the degree of competition involved.

Any subcontract, delegation or assignment shall be made in the name of the CONSULTANT and shall not bind or purport to bind the CITY and shall not release the CONSULTANT from any obligations under this Agreement including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegees or sub-consultants. No such subcontract, delegation or assignment shall result in any increase in the amount of total compensation payable to the CONSULTANT under the Agreement.

SECTION 17. NO WAIVER.

Waiver by any party hereto of any term, condition or covenant of this Agreement shall not constitute the waiver of any other term, condition, or covenant hereof.

SECTION 18. DISPUTE RESOLUTION; GOVERNING LAW.

Disputes regarding the interpretation or application of any provision(s) of this Agreement shall, to the extent reasonably feasible, be resolved through good faith negotiations between the Parties. If any action at law or in equity is brought to enforce this Agreement or because of alleged dispute, breach, default or misrepresentation in connection with the provisions of this Agreement, the prevailing party in such action shall be entitled to reasonable attorney's fees, expert fees, costs and necessary disbursements incurred in that action or proceeding, in addition to such other relief as may be sought and awarded. The venue for any litigation shall be County of Los Angeles, California. The Parties agree that the covenants contained in this Section shall survive the expiration or termination of this Agreement.

SECTION 19. ATTORNEY'S FEES AND COSTS.

If litigation is reasonably required to enforce or interpret the provisions of this Agreement, the prevailing party in such litigation shall be entitled to an award of reasonable attorney's fees and costs in addition to any other relief to which it may

be entitled.

SECTION 20. WARRANTIES.

Each of the parties represents and warrants to one another as follows:

a. It has received independent legal advice from its attorneys with respect to the advisability of entering into and executing this Agreement;

b. In executing this Agreement, it has carefully read this Agreement, knows the contents thereof, and has relied solely on the statements expressly set forth herein and has placed no reliance whatsoever on any statement, representation, or promise of any other party, or any other person or entity, not expressly set forth herein, nor upon the failure of any other party or any other person or entity to make any statement, representation or disclosure of any matter whatsoever; and

c. It is agreed that each party has the full right and authority to enter into this Agreement, and that the person executing this Agreement on behalf of either party has the full right and authority to fully commit and bind such party to the provisions of this Agreement.

SECTION 21. MISCELLANEOUS.

a. The descriptive paragraph headings of this Agreement are included for purposes of convenience only and shall not control or affect the construction of interpretation of any of its provisions.

b. Whenever the context hereof shall so require, the singular shall include the plural, the male gender shall include the female gender, and the neuter and vice versa.

c. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein.

d. The representations and warranties made by the parties to this Agreement shall survive the consummation of the transaction herein described.

e. This Agreement may be signed in any one or more counterparts all of which taken together shall be but one and the same Agreement. Any signed copy of this Agreement or of any other document or agreement referred to herein, or copy or counterpart thereof, delivered by facsimile transmission, shall for all purposes be treated as if it were delivered containing an original manual signature of the party whose signature appears in the facsimile and shall be binding upon such party in the same manner as though an originally signed copy had been delivered.

f. Each of the parties acknowledges that it has been represented by independent counsel of its own choosing, or if it has not been so represented, it has been admonished to obtain independent counsel and has freely and voluntarily waived and relinquished the right to counsel. Each party who has not obtained independent counsel acknowledges that the failure to have

independent legal counsel will not excuse such party's failure to perform under this Agreement or any agreement referred to in this Agreement.

SECTION 22. 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:

If to CITY:
City of Montebello
Attn: Raul Alvarez, City Manager
1600 West Beverly Boulevard
Montebello, CA 90640
(323) 887-1200
Email: ralvarez@montebelloca.go

With a copy to:
City of Montebello – Department Name
Attn: Name and Title of Department Head
1600 West Beverly Boulevard
Montebello, CA 90640
(323) 887-1200 ext.
Email: [ENTER EMAIL ADDRESS]

If to Consultant:
Consultant Name
Attn: _____
Address
City, CA #####
(###) ###-####
Email:

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 23. NON-DISCRIMINATION AND EQUAL OPPORTUNITY EMPLOYER.

In the performance of this Agreement, the CONSULTANT shall not discriminate against any employee, sub-consultant, or applicant for employment because of race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, mental condition or sexual orientation. The CONSULTANT will take affirmative action to ensure that sub-consultant and applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition or sexual orientation.

SECTION 24. CONFLICT OF INTEREST.

The CONSULTANT covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which may be affected by the services to be performed by the CONSULTANT under this Agreement, or which would conflict in any manner with the performance of its services hereunder. The CONSULTANT further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, the CONSULTANT shall avoid the appearance of having any interest that would conflict in any manner with the performance of its services pursuant to this Agreement.

The CONSULTANT covenants not to give or receive any compensation, monetary or otherwise, to or from the ultimate vendor(s) of services to the CITY as a result of the performance of this Agreement, or the services that may be procured by the CITY as a result of the recommendations made by the CONSULTANT. The CONSULTANT's covenant under this section shall survive the termination of this Agreement.

SECTION 25. ENTIRE AGREEMENT.

This Agreement contains the entire understanding between the CITY and the CONSULTANT. Any prior agreements, promises, negotiations or representations not expressly set forth herein are of no force or effect. Subsequent modifications to this Agreement shall be effective only if in writing and signed by each party. If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall be valid and binding.

[**SIGNATURE PAGE TO FOLLOW**]

IN WITNESS WHEREOF, the parties, through their respective authorized representatives, have executed this Agreement as of the date first written above.

("CITY")	("CONSULTANT")
CITY OF MONTEBELLO	**CONSULTANT NAME**
Raul Alvarez, City Manager	Full Name, Title

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

EXHIBITS:

- Exhibit A – Request for Proposals for Services and Contractor's Proposal
- Exhibit B – Schedule of Compensation
- Exhibit C – Labor Law Requirements [Delete if not applicable and/or continue listing Exhibits as applicable]
- Exhibit D – Live Scan Fingerprinting Requirement [Delete if not applicable and/or continue listing Exhibits as applicable]

ITEM # 19

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 ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-12 FOR ON-CALL PLUMBING SERVICES**

DATE: May 13, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-12 for on-call plumbing services; and
2. Take such additional, related action that may be desirable.

FISCAL IMPACT:

The agreement resulting from this Request for Proposals (RFP) will be funded through the City's applicable operating and maintenance budgets, as designated for facility maintenance. Specific contract costs will be brought back to the City Council for approval following completion of the competitive procurement process and selection of the successful proposer.

The proposed Fiscal Year 2026-27 budget will include funding for these services at the current FY 2025-26 rate. Should additional appropriations be needed once a vendor is selected, Staff will include a budget amendment recommendation with the subsequent City Council agenda item approving the agreement for these services.

BACKGROUND/DISCUSSION:

The City of Montebello is responsible for maintaining and operating a wide range of

plumbing systems that support essential municipal services across City facilities, including administrative offices, parks, the senior center, community centers, and detention facilities (i.e., City's jail). These systems require ongoing maintenance, repair, installation, and emergency response to ensure safe and reliable operations for employees, residents, and visitors. While the City has made efforts to recruit a full-time plumber, increasing service demands and the scale of required work have created a need for additional qualified support.

Historically, plumbing services have been performed on an as-needed basis. However, the growing need for timely maintenance, emergency repairs, and specialized services has highlighted the importance of a more efficient and structured approach. To address this need, the City has developed a Request for Proposals (RFP) to establish a pool of licensed and qualified contractors to provide on-call plumbing services. The selected contractor(s) will furnish all necessary labor, materials, equipment, and resources to perform a comprehensive range of services—including installation, routine maintenance, service calls, and emergency repairs -- at both scheduled and unscheduled City locations, in compliance with all applicable federal, state, and local regulations.

Due to the varying scope and specialization of services, the City may elect to award agreements to one or more vendors. This effort is intended to improve response times, ensure regulatory compliance, and maintain the reliability of the City’s plumbing infrastructure while minimizing operational disruptions and supporting continuity of City services.

The proposed timeline for the RFP is as follows:

- RFP Release: May 14, 2026
- Online Questions Due Date: May 21, 2026, 12:00 p.m. PST
- Responses to Questions Due Date: May 27, 2026, 12:00 p.m. PST
- Proposal Due Date: June 4, 2026, 11:00 a.m. PST
- City Review of Submissions: June 15, 2026
- Notifications to Contractors: June 25, 2026
- Award Recommendation: June 24, 2026

ENVIRONMENTAL:

N/A

ANALYSIS:

Issuing RFP No. 26-12 will allow the City to competitively procure qualified contractors to provide essential plumbing services across City facilities and infrastructure. This procurement will help ensure:

- Compliance with applicable plumbing codes, safety standards, and regulatory requirements;

- Reliable 24-hour availability for routine and emergency plumbing services;
- Timely maintenance, troubleshooting, and repair of critical plumbing systems;
- Improved coordination and response to service requests and urgent issues; and
- Fiscal accountability through a competitive, qualifications-based selection process.

Proposals will be evaluated based on the following criteria:

- Qualifications and experience, including technical expertise and experience working with public agencies;
- References and demonstrated past performance;
- Cost proposal and overall value to the City;
- Ability to meet required response times and service expectations; and
- Compliance with licensing, safety, and prevailing wage requirements.

The evaluation criteria for this RFP include consultant qualifications (65%), reputation and references (15%), and proposed fees (20%). The City reserves the right to conduct interviews, request additional information, and accept or reject any and all proposals at its discretion.

SUMMARY:

Staff recommends the City Council authorize issuance of RFP No. 26-12 for on-call plumbing services. This action will ensure continued protection of City facilities, compliance with safety regulations, and efficient maintenance of critical municipal systems through a competitive and transparent procurement process.

ATTACHMENT(S)

1. Attachment A - RFP 26-12 On-Call Plumbing Services

CITY OF MONTEBELLO

Request for Proposals

RFP No. 26 – 12

On-Call Plumbing Services

Release Date: Thursday, May 14, 2026

Online Questions Due: Thursday, May 21, 2026,12:00 p.m. PST

Responses to Question: Wednesday, May 27, 2026, 12:00 p.m. PST

Due Date: Thursday, June 4, 2026, 11:00 a.m. PST

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TO PROSPECTIVE PROPOSERS

The City of Montebello ("City") invites proposal submissions under this Request for Proposals ("RFP"). The City will evaluate responses to this solicitation based on the evaluation criteria set forth herein. Submissions must adhere to the format and content described. Only proposals that adhere to the requirements will be evaluated. The information set forth is the minimum required to qualify for consideration. The successful Proposer will be required to enter into a Professional Services Agreement based on the specifications outlined in this RFP.

DATE OF SOLICITATION

May 14, 2026

PROJECT

On-Call Plumbing Services

PROPOSAL OWNER

City of Montebello – Public Works
1600 West Beverly Boulevard
Montebello, CA 90640
Attn: James Coiner, Deputy Director of Public Works
Contact Phone: (323) 887-1460
Contact E-Mail: jcoiner@montebelloca.gov

PROPOSAL CONTACT

City of Montebello – Public Works
1600 West Beverly Boulevard
Montebello, CA 90640
Attn: Vanessa Ramos, Administrative Manager
Contact Phone: (323) 887-1200
Contact E-Mail: varamos@montebelloca.gov

Prospective proposers must register their business with PlanetBids before being able to view or submit a response. To access the City's PlanetBids Portal, please go to:

https://www.montebelloca.gov/cms/one.aspx?portalId=58756&pageId=84839

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Appendix A – Proposal Content and Format
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1.0 Notice Inviting Proposals

The City of Montebello (City) is seeking proposals from licensed and qualified plumbers to provide a comprehensive range of plumbing services. Services will be performed at various City locations, including but not limited to administrative offices, park facilities, the senior center, library, museum, and jail. The scope of work encompasses installations, routine maintenance, service calls, provision of supplies, and emergency services.

The Facilities Maintenance Department may engage a plumbing service company to support City maintenance staff. Services may include, but are not limited to, unclogging drains; installation, maintenance, and repair of building plumbing systems; main domestic water supply and sewer lines and their components; and repair of faucets, flush valves, hot water heaters, and pumps. The contractor may also be required to repair, maintain, or replace gas lines and to unstop, repair, or replace drain lines. Contractors must hold a current A contractors or commercial C-36 plumbing license issued by the State of California.

The selected vendor(s) will be required to supply all necessary materials, transportation, labor, equipment, and any additional resources needed to perform plumbing services at both specified and unscheduled City sites. Contractors must conduct all plumbing maintenance services in full compliance with relevant federal, state, and local laws, regulations, ordinances, codes, and manufacturer guidelines. It is the contractor's responsibility to secure any necessary licenses or permits required to complete the work described. It is recognized that any one potential contractor may not service all types of equipment listed in the bid sheet. The City may, therefore, also elect to award a contract to one or more vendors.

To view the complete RFP package, please visit:

https://www.montebelloca.gov/cms/one.aspx?portalId=58756&pageId=84839

Prospective proposers must register with PlanetBids before being able to view or submit a response.

Questions must be submitted via PlanetBids by **Thursday, May 21, 2026, at 12:00 p.m. PST**

Responses to Questions will be uploaded to PlanetBids by **Wednesday, May 27, 2026, at 12:00 p.m. PST**

Proposals must be submitted via PlanetBids by **Thursday, June 4, 2026 at 11:00 a.m. PST**

Responses will be evaluated to determine the contractor that is the most qualified and responsive to the requirements. Responses must adhere to the format and content described. The City reserves the right to accept or reject any and all proposals.

2.0 Introduction

The City of Montebello invites qualified contractors to submit proposals for professional services to provide on-call plumbing services. The selected contractor(s) shall furnish all labor, materials, tools, equipment, transportation, and incidentals necessary to perform a full range of plumbing services, including but not limited to installation, maintenance, troubleshooting, repair, and emergency response. The contractor is responsible for adhering to all City, County, State, and Federal laws relevant to equipment operation and safety practices while performing contract duties.

About the City of Montebello

Montebello ("beautiful mountain" in Spanish and Italian) is a City in the County of Los Angeles, California. Founded in 1899 and incorporated in 1920, the City is an 8.37 square mile General Law City located east of Downtown Los Angeles. Currently, the City has a population of approximately 63,000 residents. It hosts a mix of various industries that represent the business diversity of the County of Los Angeles as a whole. It is a full-service City that provides a long list of services, employing approximately 480 full-time and part-time employees in public safety, transit, and non-safety functions. In the upcoming years, the City anticipates growth in population and economic development. In preparation for this growth and increases in City service demands, the staff is seeking to improve the City infrastructure to support the expansion properly.

3.0 Timeline

- Release RFP — Thursday, May 14, 2026
- Online Questions — Thursday, May 21, 2026, at 12:00 p.m. PST
- Responses to Questions — Wednesday, May 27, 2026, at 12:00 p.m. PST
- Deadline to Submit Responses — Thursday, June 4, 2026, at 11 a.m. PST
- City Review of Submissions — Monday, June 8, 2026
- Notifications Sent to Contractors — Thursday, June 25, 2026
- Award — Wednesday, June 24, 2026

4.0 Purpose

The purpose of this solicitation is to identify qualified contractor(s) with the experience, technical knowledge, and resources necessary to support the City in all aspects of the services described in this Request for Proposals (RFP). The City of Montebello is seeking proposals from qualified contractors to provide on-call citywide plumbing services on an as-needed basis.

This initiative is intended to ensure that the City's plumbing systems and infrastructure remain safe, reliable, and fully operational. Services will support the timely maintenance, repair, troubleshooting, and installation of plumbing components across a range of City-owned facilities and assets. The selected contractor(s) will play a critical role in maintaining service continuity, addressing urgent plumbing issues, and supporting planned improvements and upgrades.

The City is committed to maintaining safe, efficient, and reliable plumbing systems that support public health, safety, and daily operations. The objective of this project is to provide timely, high-quality plumbing services, including the installation, maintenance, repair, and replacement of plumbing systems, while minimizing disruption to City operations and the public.

5.0 Scope of Work/Services

The selected contractor(s) shall provide on-call plumbing services on an as-needed basis to support the City of Montebello's facilities and infrastructure. The scope of work encompasses installations, routine maintenance, service calls, provision of supplies, and emergency services. Services may include, but are not limited to, unclogging drains; installation, maintenance, and repair of building plumbing systems; main domestic water supply and sewer lines and their components; and repair of faucets, flush valves, hot water heaters, and pumps. The contractor may also be required to repair, maintain, or replace gas lines and to unstop, repair, or replace drain lines. All work shall be performed in a timely, safe, and professional manner in accordance with the requirements set forth herein.

Contractor shall abide by the following requirements and performance standards:

- **1. Licensing and Regulatory Compliance**

The Contractor shall comply with all applicable federal, state, and local laws, regulations, and ordinances. At a minimum, the Contractor shall:

- Contractor must obtain a City of Montebello Business License.
- Proof of a valid A contractor's license or valid C-36 Plumbing Contractor's License, as required by the State of California, must be provided.
- Contractor is responsible for adhering to all City, County, State, and Federal laws relevant to equipment operation and safety practices while performing contract duties.

- **2. Labor, Equipment, and Materials**

The Contractor shall furnish all labor, supervision, equipment, tools, materials, and incidentals necessary to perform the required services. Specifically:

- Service calls will normally be responded to with a Journeyman and apprentice plumbers only. The City must authorize any additional personnel. If additional

personnel are necessary, they are to be apprentices unless the service requires a master plumber.

- Upon commencement of work, Contractor shall be fully equipped, adequately staffed, and thoroughly familiar with contract requirements.
- Contractor shall provide sufficient, qualified personnel to perform all services in accordance with contract specifications.
- All personnel must meet minimum qualifications for their positions.

EXTRA WORK: Contractor shall, from time-to-time, be asked to perform Extra Work of varying types. Including but not limited to the following: Replacement of underground sewer lines, installation of new drinking fountains, removal of sidewalk and asphalt to make necessary repairs, etc. Vendors shall prepare a written proposal for all Extra Work; no such work may be performed without prior authorization from The City of Montebello. All labor and material cost must be included in the proposal.

- **3. Availability and Response Requirements**

The Contractor shall be available to respond to service requests on a continuous basis, including after-hours, weekends, and holidays:

- Contractor must be prepared to respond to service requests **24 hours per day, 7 days per week, 365 days per year**.
- Contractor shall respond to routine service requests within **two (2) hours** of notification.
- Contractor shall respond to emergency service requests within **one (1) hour** of notification. Emergency work shall be billed at the applicable emergency rate.
- The City's standard business hours are **7:30 a.m. to 5:30 p.m., Monday through Thursday**; however, work may be required outside of these hours.
- All costs, including labor, equipment, and materials, shall be determined on an hourly basis for equipment and materials, with normal incidentals included.

- **4. Safety Requirements and Incident Reporting**

The Contractor shall be responsible for maintaining a safe working environment at all times:

- Contractor must perform all work in accordance with accepted safety standards for on-call plumbing services.
- Vendor/Contractor shall take all necessary precautions for the safety of the employees and or public on the work site and should erect and always maintain, as required on job conditions and process of the work, all necessary safeguards for the protection of the workman and public.
- Contractor is responsible for safely storing all equipment, machines, and materials, and for identifying and correcting any unsafe conditions or practices.
- The Contract Administrator must be notified immediately of any unsafe conditions requiring major correction.
- Any accident, injury, or emergency service occurrence must be reported to the

Contract Administrator and, if requested, followed by a written report **within three (3) days**.

- Contractor shall cooperate fully with the City in the investigation of any such occurrences.

- **5. Identification, Uniforms, and Professional Conduct**

The Contractor shall maintain a professional appearance and clearly identifiable presence while performing services:

- All vehicles and equipment used must always display the company logo, including after-hours and emergency responses.
- Contractor personnel must wear uniform shirts clearly marked with the company name, as approved by the Contract Administrator.
- Personnel must maintain a neat, clean appearance, with shirts worn and always buttoned.
- Proper shoes and personal protective gear, as required by State Safety Regulations, must be worn.
- Brightly colored traffic vests or reflectors must be worn when working on the right-of-way.

6.0 Contractor Qualifications

The contractor shall possess a current/valid State of California A contractor's license or C-36 Plumbing Contractor License. All work shall be performed consistently with A or C-36 licensing requirements. As applicable, the contractor shall perform all work pursuant to the most current plumbing industry standards, adopted applicable codes, and all municipal ordinances. In some instances, the contractor may be required to comply with applicable standards per the California Plumbing Code (CPC) (Part 5, Title 24).

The selected contractor must also have the following minimum qualifications:

- A skilled and professional team, with clearly defined roles and responsibilities, capable of delivering high-quality results.
- Relevant experience for the type of work outlined in the Scope of Services.
- Extensive knowledge of historical preservation.
- Significant experience working with local governments.
- Demonstrated knowledge of applicable local, state, and federal codes and laws that may be applicable to the work.
- Demonstrated knowledge and capability to produce project documents as outlined in the Scope of Services.

- Proven record of completing tasks and projects on-time and on-budget.
- Flexibility in adapting to meet the needs of unique organizations.

Background Check
Contractor representatives working on-site and in some remote capacities, will be required to undergo a background check conducted by the City.

7.0 Proposal submittal
Please review Appendix A - Proposal Format and Content, attached hereto and incorporated herein by this reference, for specific details regarding the information that needs to be included in your submission. Failure to provide all requested information may be considered "non-responsive" and rejected.

Responses to this RFP must be submitted electronically via the City's PlanetBids Portal by the deadline. Any responses transmitted and/or time-stamped after the deadline will not be accepted. Contractors planning to submit responses to this request are highly encouraged to submit all documentation before the deadline to avoid technical difficulties/errors.

8.0 Evaluation Criteria
The City will establish an evaluation committee to review and rate each proposal. The proposal evaluation process will be conducted using a multi-step method which will include the following steps:

A. **Preliminary Proposal Review** - The evaluation committee will review each submission to ensure adherence to the minimum/proposal format requirements.
B. **Proposal Evaluation** - In the second part of this process, the evaluation committee will review and rate proposals using a combined score based on the following:

i. Qualifications as they relate to this RFP - 65%
    a. Thoroughness and understanding of the tasks to be completed
    b. Background and experience
    c. Knowledge of the City of Montebello
    d. Experience of personnel assigned to the work
    e. Communication Skills
    f. Interview, if required

ii. Reputation for integrity and competence – 15%
    a. Positive Reference Checks
    b. Work Samples

iii. Proposed fees for services – 20%

The City reserves the right to request and obtain, from one or more proposers, supplementary information as may be necessary for the City to analyze the proposal pursuant to selection criteria. Upon completion of the evaluation phase, the City may select those contractors for interviews whose proposals and qualifications most closely conform to the requirements of this RFP and provide the best value to the City.

9.0 Protest Procedures

Proposal Protest Procedures (Before Proposal Opening)

A protest filed before the proposal due date deadline must be filed in writing or by email no later than ten (10) working days before the due date. The most common types of protest that might be filed before a proposal due date include those based upon restrictive specifications or alleged improprieties in any solicitation that is apparent before the scheduled proposal due date.

When a protest is filed before a scheduled proposal due date, certain steps must be followed:

A. The protest must be submitted in writing within the specified time frame (no later than ten (10) working days prior to a proposal due date). All protests must be filed with the Director of Finance for determination. Protest must be submitted to the Director of Finance by mail or e-mail within the specified time frame. Protests can be sent to:

   Mail:
   Michael Solorza, Director of Finance
   City of Montebello
   Attn: Department of Finance
   1600 W. Beverly Blvd
   Montebello, CA 90640

   or

   E-mail: msolarza@montebelloca.gov

B. The protest must contain factual and legal reason(s) and should recommend a proposed remedy. Nevertheless, it should be noted that the City reserves the right not to implement the proposed remedy but to offer alternative solutions where applicable.

C. Where appropriate, the City will hold an informal conference on the merits of a protest with all interested parties allowed to attend. Interested parties may include all proposers, subcontractors, or suppliers, provided they have a substantial economic interest in a portion of the RFP.

D. All potential proposers will be advised of a pending protest.

E. The City shall not review proposals prior to the resolution of the protest unless it is determined that:

- The items to be procured are urgently required;
- Delivery or performance will be unduly delayed by failure to make the award promptly; or
- Failure to make a prompt award will otherwise cause undue harm to the City.

The City will respond in writing within ten (10) working days after receipt of a properly filed protest. The Director of Finance will respond and include a response to each substantive issue raised in the protest.

After the exhaustion of administrative remedies, the protesting party will be given the City's final decision. The Director of Finance has the authority to decide on all protests.

Proposal Protest Procedures (After Proposal Due Date/Post Award)
A protest filed after a proposal deadline/due date must be filed within three (3) working days after the proposal deadline/due date. The City will grant the protesting Contractor a fair review and shall have up to ten (10) working days to review the protest and render its decision.

10.0 Execution of Agreement
The resulting agreement (see attached sample) shall be signed by the successful Vendor and returned within the required insurance within ten (10) business days after the City has provided written notice that the Vendor has been awarded. Failure to execute the agreement and file acceptable insurance documents as provided herein shall cause, at the City's option, for annulment of the award. Please review the insurance requirements and indemnification clause in the attached sample agreement.
Should the successful Vendor decline to execute the agreement, the City can either reject all proposals, accept one of the other proposals, or issue a new solicitation.

11.0 Insurance
The Contractor selected must meet the following minimum insurance requirements upon execution of the City's Professional Services Agreement:

A. **Commercial General Liability**

Commercial General Liability (CGL) (equivalent in coverage scope to Insurance Services Office, Inc. Form CG 00 01) shall cover on an “occurrence” basis for bodily injury and property damage, including premise-operations, products-completed, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury, and advertising injury with limits no less than $1,000,000 per occurrence and $2,000,000 aggregate.

If requested, the "City of Montebello, its officials, employees, and agents" must be separately endorsed to the policy as additional insureds on an endorsement equivalent to the Insurance Services Office, Inc. Form CG 20 10 11 85 of CG 20 26 1185.

B. **Business Automobile Liability**
For owned vehicles, hired, and non-owned vehicles, Insurance Services Office Form CA 00 01 covering, Code 1 (any auto), or if the Contractor has not owned autos, Code 8 (hired) and 9 (non-owned) with a limit no less than $1,000,000 per accident for bodily injury and property damage.

If an automobile is not necessary to perform services, the Vendor must submit a written request for a waiver of this requirement.

C. **Professional Liability or Errors and Omissions**
Depending on the work or services to be performed, professional liability or errors and omissions liability insurance may be required. The City will require the Contractor to provide professional liability or errors and omissions liability insurance in an amount not less than $1,000,000 per occurrence or claim, $2,000,000 aggregate. Architects’ and engineers’ coverage shall be endorsed to include contractual liability.

D. **Workers' Compensation and Employer's Liability**
Workers' compensation as required by the California Labor Code and Employer's Liability in an amount not less than $1,000,000 per accident for bodily injury or disease.

Required Insurance Documentation

Certificate of Insurance

The Certificate Holder must be listed as follows:

City of Montebello
1600 West Beverly Boulevard
Montebello, CA 90640

Endorsements (if requested)

In addition to the Certificate of Insurance, the Vendor must provide the following endorsements:

Additional insured endorsements to the general liability and auto liability* insurance policies. The "City of Montebello, its officials, employees, and agents" must be endorsed to the Contractor's general liability policy as well as the auto liability policy as additional insureds on an endorsement equivalent to ISO forms CG 20 10 11 85 or CG 20 26 11 85.

Cancellation notice endorsements. Each policy must be endorsed to certify that it will not be canceled or non-renewed by either party or reduced in coverage or limits (except by paid claims) unless the insurer has provided the City with thirty (30) days prior written notice of cancellation (ten (10) days for cancellation due to nonpayment of premium is acceptable).

Primary, non-contributory coverage endorsements. The general liability and professional liability (if required) policies must be endorsed to provide that each policy shall apply on a primary, non-contributing basis with any insurance or self-insurance, primary or excess, maintained by or available to the City or its officials, employees, and agents.

Waiver and Modifications of Insurance Requirements

To the extent permitted by law, the City may modify these insurance requirements at any time and at its sole discretion.

In general, any contract deemed sole source, professional/professional services, involves the disclosure of proprietary information, and/or a public works project may require revisions to the City's standard insurance requirements. Any revisions to the insurance requirements will be identified within the associated service contract terms and conditions.

Vendor may request a waiver or modification of these insurance requirements. Waiver or modification requests must be submitted in writing. The request should state the specific insurance requirement that is being considered for waiver or modification and provide a brief explanation for the request. Requests will be reviewed on a case-by-case basis, and the decision will ultimately depend on the scope of services. The final decision to approve or deny a request will be at the City's legal authority and/or an authorized designee's discretion.

12.0 Use of Federal Funds

The project is funded through a Sustainable Communities Grants from Caltrans which requires compliance with certain federal regulations. The United States Federal Government requires purchases of items and services to meet specific standards when

using Federal funds, including grants, cooperative agreements, contracts, and Federal funds "passed-through" to the City from a non-Federal entity (i.e., sub-recipient agreements). These requirements are codified under the Code of Federal Regulation's (CFR) Title 2, Subtitle A, Chapter II, Part 200 (also referred to as "2 CFR 200" or "Uniform Guidance") and the Federal Acquisition Regulations (FAR), as applicable.

The following standards apply to all purchases of items and services using Federal funds:

- Transactions shall be conducted lawfully and ethically
- Unnecessary/duplicative purchases are not permitted
- Utilizing a vendor or supplier on the U.S. Federal Government's Debarred and Suspended List (available at SAM.gov) is prohibited
- All individuals involved in the expenditure of federal monies must avoid any actual or apparent conflict of interest
- Procurement transactions must be conducted in a manner providing full and open competition
- Opportunities should be provided to minority businesses, women's business enterprises, and labor surplus area firms when possible
- Contracts and purchase orders should include the contract provisions required by 2 CFR 200 Appendix A
- Purchases of goods and services must include documentation detailing the procurement history

In addition to Federal standards, purchases must adhere to applicable local policies and procedures as defined in Montebello Municipal Code Chapters 3.20 and 3.21 and any relevant administrative policies. The most restrictive terms prevail when a conflict is present.

13.0 Non-Commitment of City

While the City intends to select a Contractor through this process, this intention is subject to change at any time during the process. The City does not commit to awarding an agreement, paying any costs incurred in preparing the proposal for this request, and/or procuring or contracting any items or services.

14.0 Labor Requirements

A. **Background:** All personnel engaged in the performance of this work shall be employees of the Contractor and, as such, shall be warranted to possess sufficient experience and reliability to perform this work.

B. **Health:** All personnel engaged in the performance of this work shall be in good health and free of contagious diseases. The Contractor shall not allow any person(s) under the influence of alcohol or drugs on the premises or in the

building. Neither shall the Contractor allow the use of or presence of alcohol or drugs on the premises or in the building.

C. **Non-Discrimination:** The Contractor shall not engage in discrimination in the employment of persons because of race, color, national origin, ancestry, mental/physical disabilities, sex, or religion of such persons.

D. **Conduct:** No person(s) shall be employed for this work that is found to be incompetent, disorderly, and troublesome, under the influence of alcohol and drugs, which fails or otherwise refuses to perform the work properly and acceptably or is otherwise objectionable. Any person found to be objectionable shall be discharged immediately and not re-employed for this work.

15.0 Records

The Contractor agrees to permit the City Manager or designee access to records, reports, files, and other papers or property of the Contractor to audit any performance aspect under this agreement.

16.0 Subcontractors

The Contractor shall be responsible for all work performed under the final agreement and shall keep all work under his control. No portion of the work may be subcontracted without the prior written consent of the City. All subcontractors used on this work shall be under the direct supervision of the Contractor and shall be considered as their employees. Any approved subcontractors must provide insurance indemnifying the City with limits at or exceeding the limits of the Contractor's insurance.

17.0 Modifications/Changes

Changes in the areas serviced and/or specifications may be necessary during the agreement term. Changes in the agreement's requirements and corresponding changes in compensation may be implemented upon mutual understanding between the City and the Contractor. These changes will be processed by the City Manager.

18.0 Disclosure of Information

A. The Contractor agrees that it will not during or after the term of the agreement, disclose any proprietary information or confidential business information of the City, including but not limited to its costs, charges, operating procedures, or methods of doing business to any person, Contractor, corporation, association, or other entity or the general public for any reason or purpose whatsoever, without the prior written consent of the City. Such confidential or proprietary information received by the Contractor shall be used exclusively in connection with the performance of services.

B. The Contractor shall not issue or release for publication any articles, advertising,

or publicity matters relating to the services performed by the Contractor hereunder or mentioning or implying the name of the City or its respective personnel without the prior written consent of the City.

19.0 Ex-Parte Communications

Contractor and Contractor representatives should not engage in unauthorized communications with elected officials, officers, employees, or agents of the City about this RFP. This requirement also includes any evaluation panel member, except for designated RFP facilitators. This requirement remains in effect until after award notifications have been made.

This restriction does not prohibit Contractor and their representatives from making oral statements or presentations to City representatives during a scheduled public meeting.

20.0 City of Montebello Rights

At its discretion, the City reserves the right to:

A. Reject any and/or all proposals for no reason or any reason including, but not limited to, the following:

   i. The proposal is incomplete, non-responsive, obscure, irregular, or lacking necessary detail and specificity.
   ii. The Contractor, in the sole judgment of the City, lacks the qualifications, experience, and/or responsibility necessary to provide the services.
   iii. The Contractor failed or neglected to complete and submit any information within the time specified by the City and as may be otherwise required herein.

B. Reject any proposal that, in the opinion of the City, is so unbalanced in comparison to other proposals received and/or to the City's internal estimates that it does not accurately reflect the cost to perform;

C. Accept all or any part of a proposal;

D. Cancel the entire RFP;

E. Issue subsequent RFPs; or

F. Waive any errors or informalities in any proposal to the extent law permits.

Please review:

Appendix A – Proposal Content and Format

Appendix B – Cost Proposal

Appendix C – References

Appendix D – Sample Professional Service Agreement

Appendix "A"

Proposal Content and Format

Proposal Content

The contractor shall be responsible for preparing a compelling, clear, and concise proposal. The City is requesting electrical services, which contains at a minimum the following information:
fir

1. **Relevant Experience** - Please include information describing your experience providing similar services for public agencies. Provide a minimum of three (3) specific examples of relevant experience. At a minimum, the vendor should provide a list of the most recent projects (i.e., completed within the last five (5) years is preferred, but samples outside of this timeframe will be accepted if relevant) for which the contractor has performed similar services of similar size, scope, and complexity.

   Using Appendix C – References, please provide details regarding each reference. This should include the name, contact person, address, phone number, and e-mail address of each party for whom the service was provided, as well as a description of the service performed, the dollar amount of the contract, and the date of performance. The City may contact the individual listed at its discretion.

   Resumes may also be included in this section for any key staff associated with project.

2. **Conflict of Interest Statement –** The vendor shall disclose any financial, business, or other relationship with the City that may have an impact upon the selection process. If the vendor does not have any such conflicts, a statement declaring such should be included in their submission.

3. **Cost Proposal –** Cost proposal should include the following:

   Total All-Inclusive Not-To-Exceed Maximum Price: The cost proposal should contain all pricing information relative to performing the scope of work as described in this request for proposals. The total all-inclusive maximum not-to-exceed price is to contain all direct and indirect costs, including all out-of-pocket expenses.

   Rates for Additional Services: If it should become necessary for the City to request the successful vendor to render additional services to either supplement services requested in this RFP or to perform any additional work as a result of the specific recommendations included in any report issued resulting from this engagement, then such additional work shall be performed only if set forth in an addendum to the contract between the City and the Contractor. Any such additional work would be performed at the same rates submitted in the dollar cost bid unless otherwise noted in the proposal.

All proposals must be submitted using the PlanetBids Portal by Thursday, June 4, 2026, at 11:00 AM PDT. It is highly encouraged that proposals are submitted ahead of the

deadline to avoid any technical difficulties that might be encountered while using the portal.

Proposal Format
To facilitate the evaluation process, all responses are required to adhere to the following format requirements. The City strongly encourages respondents to thoroughly review their proposals prior to submission to ensure they adhere to the requirements. If the proposal is not formatted or does not include all the listed items/sections, it may be deemed non-responsive.

Responses shall be printed on 8-½ -inch by 11-inch paper. Font Times New Roman Font (preferred), 12pt font size. Proposals should also include the following:

1. Title Page showing the request for proposals subject; the vendor's name; the name, address, email and telephone number of the contact person; and the date of the proposal.

2. Detailed proposal following the order set forth in the "Proposal Content and Format" of this RFP.

Appendix "B"

Cost Proposal

Contractor Name: _____

Contractor License #: _____

Labor Only Items	Business Hours Rate	Overtime Hours Rate	Emergency/Holiday Rate
Labor/Hour Master Plumber	$ /hr	$ /hr	$ /hr
Labor/Hour Journeyman	$ /hr	$ /hr	$ /hr
Labor/Hour Apprentice	$ /hr	$ /hr	$ /hr
Labor and Equipment	Business Hours Rate	Overtime Hours Rate	Emergency/Holiday Rate
Hourly Rate Video Inspection	$ /hr	$ /hr	$ /hr
Hourly Rate Hydro Jetting Sewer Lines	$ /hr	$ /hr	$ /hr
Total			
Materials Markup: _____%			

Labor: is the cost per hour for one non-supervisory or apprentice personnel including all associated costs at prevailing wage rates.

Supervisory: is the cost per hour for one supervisory or journeyman/master plumber personnel including all associated costs at prevailing wage rates.

Business Hours: The City's normal work hours are 7:30 am to 5:30 pm, Monday through Thursday.

Overtime: is the cost per hour over an 8-hour workday or 40-hour work week or for hours worked after 4:30 p.m.

Materials Markup is the percentage added to the actual wholesale (no retail pricing will be accepted) cost of materials or special equipment rental. Proof of material costs will be required.

Emergency/Holiday is the cost per hour for after-hours work with a two-hour minimum response time or services performed on any national holiday at prevailing wage rate.

Authorized Representative: _____ Signature: _____

Date: _____

Appendix "C"

Reference Sheet

RFP 26 – 12 On-Call Plumbing Services

Entity Name _____

Business Address _____

Name of Contact _____

Title Contact _____

Telephone Number of Contact _____

Email of Contact _____

Description of Project _____

Date of Service _____

Entity Name _____

Business Address _____

Name of Contact _____

Title Contact _____

Telephone Number of Contact _____

Email of Contact _____

Description of Project _____

Date of Service _____

Entity Name _____

Business Address _____

Name of Contact _____

Title Contact _____

Telephone Number of Contact _____

Email of Contact _____

Description of Project _____

Date of Service _____

Appendix “D”

Sample Professional Services Agreement

[See Next Page]

CITY OF MONTEBELLO

PROFESSIONAL SERVICES AGREEMENT NO. _____
WITH CONSULTANT NAME

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into on **_____, 202X** ("Effective Date"), by and between the CITY OF MONTEBELLO, a California municipal corporation (the "CITY") and Consultant Name (the "CONSULTANT"). The CITY and the CONSULTANT are sometimes referred to herein individual as the "Party," and jointly as the "Parties."

RECITALS

WHEREAS, the CITY desires to retain a qualified professional consultant to provide Public Records Request Software services in the CITY; and

WHEREAS, the CONSULTANT represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

NOW THEREFORE, in consideration of performance by the Parties of the covenants and conditions herein contained, the Parties hereto agree as follows:

SECTION 1. INCORPORATION OF RECITALS AND OTHER CONTRACT DOCUMENTS

a. The above-referenced Recitals constitute a material part hereof and shall hereby be incorporated by reference. Moreover, this Agreement consists of the following documents, in order of precedence, all of which are incorporated herein and made part of this Agreement, as though fully set forth herein:

1. This Agreement and its Exhibits, including any and all addenda or supplemental agreements.
2. Proposal referenced and Best Final Offer received by the successful proposer.
3. All other documents, including but not limited to all applicable bonds, insurance certificates, notices, schedules, forms, certifications, and affidavits.

b. These documents shall be collectively referred to herein as the "Contract Documents." In the event of a conflict among the Contract Documents, the order of precedence list above shall apply.

SECTION 2. SERVICES / COMPENSATION.

a. All terms, conditions, requirements, and provisions of the Request for Proposals for _____ in the City of Montebello (insert date issued) ("Request for Proposals"), as such is set forth fully in **Exhibit "A**" hereto, are hereby incorporated fully herein by this reference and shall be binding on the Parties. To the extent of a conflict between the terms of this Agreement and that set forth in any exhibits or attachments hereto, the terms of this Agreement shall govern.

b. The CONSULTANT shall provide to the CITY all labor, equipment, materials and incidental necessary to provide _____ services as set forth fully in the Request for Proposals, as such is set forth fully in **Exhibit "A**" hereto and incorporated fully herein by this reference (hereinafter "Professional Services").

c. The CONSULTANT shall be compensated for performance of the Professional Services as set forth in the Schedule of Compensation attached hereto as **Exhibit "B"** and incorporated fully herein by this reference ("Compensation"). The CONSULTANT shall provide an itemized billing statement to the CITY each month for Professional Services performed. The CONSULTANT shall no incur fees or costs which exceed the Compensation without the prior written consent of the CITY.

SECTION 3. TERM.

a. This Agreement shall commence upon issuance of a written "Notice to Proceed" (as further defined below) by the CITY and shall expire three (3) years from the Effective Date, unless terminated earlier as hereinafter provided. This Agreement may be extended for up to two (2) one-year extensions 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 issued by CITY's applicable, department head.

SECTION 4. PERFORMANCE.

a. The CONSULTANT shall at all times, faithfully, competently, and to the best of its ability, experience, and talent, perform all tasks described herein.

b. The CONSULTANT shall employ, at a minimum, generally accepted standards and practices utilized by companies engaged in providing similar services, as are required of Consultant hereunder, in meeting its obligations under this Agreement.

c. The CONSULTANT shall be knowledgeable of and subject to all CITY ordinances, rules and regulations, standard operating procedures, and the supervisory chain of command.

d. The CONSULTANT shall have the right to retain, subject to the CITY's approval, additional individuals, consultants or subconsultants to assist in the completion of services as herein defined. Compensation for additional individuals, consultants or subconsultants shall be the sole and exclusive responsibility of the CONSULTANT.

e. The CONSULTANT shall retain all original reports, field and office notes, correspondence, calculations, maps, and other documents specifically related to the services provided by the CONSULTANT pursuant to this Agreement, other than documents which are exempt from disclosure pursuant to the attorney-client privilege or any other law. Said documents shall be made available for inspection by the CITY upon request.

SECTION 5. WORK PRODUCT.

a. The CONSULTANT hereby agrees that all work product produced pursuant to this Agreement, and provided to the CITY during and upon completion of this Agreement, shall be the property of the CITY, and ownership of said work product shall be retained by the CITY. The CONSULTANT may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by the CONSULTANT.

b. All data, documents, discussion, or other information developed or received by the CONSULTANT or provided for performance of this Agreement are deemed confidential and shall not be disclosed by the CONSULTANT without prior written consent by the CITY. The CITY shall grant such consent if disclosure is legally required. All such written products shall be returned to the CITY upon the termination or expiration of this Agreement. The CONSULTANT agrees that the covenants contained in this Section shall survive the expiration or termination of this Agreement.

SECTION 6. EXTRA SERVICES.

No extra services over and above the Compensation shall be rendered by the CONSULTANT under this Agreement unless such extra services first shall have been duly authorized in writing by the CITY's City Manager (the "City Manager").

SECTION 7. CITY SUPERVISION.

The City Manager shall have the right of general supervision of all work performed by the CONSULTANT and shall be the CITY's agent with respect to obtaining the CONSULTANT's compliance hereunder. No payment for services rendered under this Agreement shall be made without the prior approval of the City Manager.

SECTION 8. TERMINATION.

In the event that either Party hereto fails or refuses to perform any of the provisions of this Agreement at the time and in the manner required, the non-defaulting party shall give the defaulting party written notice of the default, the nature of the default, and of the steps necessary to cure the default.

a. Termination for Cause. In the event that any of the provisions of the Agreement are violated by either party, the non-defaulting Party may terminate the Agreement by serving written notice upon the other Party, listing the violation(s) and its intent to terminate such Agreement unless within ten (10) days after the serving of such notice, such violation shall cease or be rectified, the contract shall upon the expiration of an additional thirty (30) days cease and terminate. Violations by the CONSULTANT which cannot be corrected within ten (10) days, said contract shall at the option of the CITY cease and terminate upon the giving of like notice. In the event of any such termination for default by the CONSULTANT, the CITY may take over the work and prosecute the same to completion by contract or otherwise for the account and at the expense of the CONSULTANT. The CONSULTANT and his sureties shall be liable to the CITY for any excess cost occasioned in the event of any such termination. This change shall not be construed to prevent the termination, for other causes authorized by law or other provisions of this contract. In the event of a termination for cause, the CONSULTANT shall only be entitled to

the Compensation for those Professional Services satisfactory performed on or before the effective date of termination.

b. Termination for Convenience. The CITY shall have the option, at its sole discretion and without cause, to terminate this Agreement in whole, or in part, by giving ten (10) business days' written notice to the CONSULTANT. Upon the termination of this Agreement as provided herein, the CITY shall provide to the CONSULTANT the part of Compensation which would otherwise be payable to the CONSULTANT for services the CONSULTANT had completed as of the date of termination, less the amount of all previous payment with respect to the Compensation. Further, upon such a termination for convenience by the CITY, the Parties agree that the CONSULTANT shall be reimbursed for any "non-refundable" costs that the CONSULTANT has incurred for its services under this Agreement, provided that: (1) such "non- refundable" costs were incurred by the CONSULTANT prior to the date of termination, and (2) that the CONSULTANT provides the CITY with adequate proof that the CONSULTANT incurred the costs, and is unable to be seek a refund for such costs. Such "non-refundable" costs may include, but are not limited to, travel reservations incurred by the CONSULTANT for its performance of services under this Agreement. The CONSULTANT agrees to cease all work under this Agreement on or before the effective date of any notice of termination.

SECTION 9. EMPLOYMENT OF CITY EMPLOYEES.

No regular employee of the CITY shall be employed by the CONSULTANT during the term of this Agreement.

SECTION 10. NON-LIABILITY OF CITY OFFICIALS AND EMPLOYEES.

No official or employee of the CITY shall be personally liable to the CONSULTANT in the event of any default or breach by the CITY, or for any amount which may become due to the CONSULTANT.

SECTION 11. INDEPENDENT CONSULTANT.

a. The CONSULTANT is and shall, at all times, remain as to the CITY a wholly independent consultant. Neither the CITY nor any of its elected officials, officers, employees, or agents shall have control over the conduct of the CONSULTANT except as expressly set forth in this Agreement. The CONSULTANT shall not at any time or in any manner represent that he or she is in any manner an elected official, officer, employee, or agent of the CITY. No employee benefits shall be available to the CONSULTANT in connection with the performance of this Agreement. Except as provided in this Agreement, the CITY shall not pay salary, wages, or other compensation to the CONSULTANT for performance hereunder for the CITY, the CITY shall not be liable for compensation to the CONSULTANT, the CONSULTANT's employees or the CONSULTANT's subconsultants for injury or sickness arising out of performing services hereunder.

b. The parties further acknowledge and agree that nothing in this Agreement shall create or be construed to create a partnership, joint venture, employment relationship or any other relationship except as set forth in this Agreement.

c. The CITY shall not deduct from the Compensation paid to the

CONSULTANT any sums required for Social Security, withholding taxes, FICA, state disability insurance or any other federal, state or local tax or charge which may or may not be in effect or hereinafter enacted or required as a charge or withholding on the compensation paid to the CONSULTANT. The CITY shall have no responsibility to provide the CONSULTANT, its employees or subconsultants with workers' compensation insurance or any other insurance.

SECTION 12. CalPERS ANNUITANTS AND ELIGIBILITY INDEMNITY.

a. If the CONSULTANT is a California Public Employees' Retirement System ("CalPERS") annuitant, the CONSULTANT must provide the City with written notification of such fact a minimum of 14 calendar days prior to commencement of services under this Agreement. Failure to provide such notification may result in termination of the Agreement, and any penalties or other costs relating thereto shall be borne by the CONSULTANT. If this Agreement remains in place, the CONSULTANT shall execute any amendment(s) to this Agreement requested by the City in order to comply with all laws and regulations applicable to CalPERS annuitants.

b. In the event that the CONSULTANT or any employee, agent, or subconsultant of the CONSULTANT providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the CITY, the CONSULTANT shall indemnify, defend, and hold harmless the CITY for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of the CONSULTANT or its employees, agents, or subconsultants, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of the CITY.

c. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, the CONSULTANT and any of its employees, agents, and subconsultants providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by the CITY, including but not limited to eligibility to enroll in PERS as an employee of the CITY and entitlement to any contribution to be paid by the CITY for employer contribution and/or employee contributions for PERS benefits.

SECTION 13. LEGAL RESPONSIBILITIES.

The CONSULTANT shall at all times observe and comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local governments including, but not limited to the Montebello Municipal Code. The CITY, and its appointed or elected officers, employees, or agents, shall not be liable at law or in equity occasioned by failure of the CONSULTANT to comply with this section.

SECTION 14. INDEMNIFICATION.

The CONSULTANT agrees to, and shall defend, indemnify, protect and hold harmless, the CITY, its elected and appointed boards, officers, officials, employees, agents and volunteers from and against any and all claims, demands, lawsuits, defense costs, civil, penalties, expenses, causes of action, and judgments at law or in equity, or liability of any kind or nature which the CITY, its elected and appointed

boards, officers, officials, employees, agents and volunteers may sustain or incur or which may be imposed upon them for injuries or deaths of persons, or damage to property arising out of the CONSULTANT's negligent or wrongful act, or omission under the terms of this Agreement, except only liability arising out of the sole negligence of the CITY.

SECTION 15. INSURANCE COVERAGE.

a. During the term of this Agreement, the CONSULTANT shall carry, maintain, and keep in full force and effect insurance against claims for death or injuries to persons or damages to property that may arise from or in connection with CONSULTANT's performance of this Agreement. Such insurance shall be of the types and in the amounts as set forth below:

- **Commercial General Liability (CGL)**: Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis for bodily injury and property damage, including products-completed operations, personal injury, and advertising injury, with limits no less than $1,000,000 per occurrence. If a general aggregate limit applies, the limit shall be twice the required occurrence limit.

- **Automobile Liability Insurance:** Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if CONSULTANT has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than $1,000,000 per accident for bodily injury and property damage.

- **Worker's Compensation** insurance as required by the laws of the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease.

- **Professional Liability** insurance appropriate to the CONSULTANT'S profession, with limit no less than $1,000,000 per occurrence or claim, $2,000,000 aggregate.

b. If the CONSULTANT maintains higher limits than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits maintained by the CONSULTANT.

c. The CONTACTOR shall require each of its subconsultants, if any, to maintain insurance coverage that meets all of the requirements of this Agreement.

d. The policy or policies required by this Agreement shall be issued by an insurer admitted in the State of California and with a current rating of at least A:VII in the latest edition of Best's Insurance Guide.

e. Each insurance policy required above shall state that coverage shall not be canceled, except after thirty (30) days' prior written notice (ten [10] days for non-payment) has been given to the CITY. The CONSULTANT agrees that if it does not keep the aforesaid insurance in full force and effect the CITY may either (i) immediately terminate this Agreement for Cause; or (ii) take out the necessary insurance and pay, at the CONSULTANT's expense, the premium thereon.

f. **Evidence of Insurance prior to commencement**. The 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: [insert designated email]

Coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits, non-renewed, or materially changed for any reason, without thirty (30) days prior written notice thereof given by the insurer to the CITY by U.S. mail, or by personal delivery, except for nonpayment of premiums, in which case ten (10) days prior notice shall be provided.

g. **Evidence of Insurance during the entire term of the Agreement**. At all times during the term of this Agreement, the CONSULTANT shall maintain on file with the CITY's Risk Manager a certificate or certificates of insurance showing that the aforesaid policies are in effect in the required amounts and naming the CITY as an additional insured. The CONSULTANT shall, prior to commencement of work under this Agreement, file with the CITY's Risk Manager such certificate(s).

h. The CONSULTANT shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two (2) weeks prior to the expiration of the coverages.

i. The general liability and automobile policies of insurance required by this Agreement shall contain an endorsement naming the CITY, its officers, employees, agents and volunteers as additional insureds. All of the policies required under this Agreement shall contain an endorsement providing that the policies cannot be canceled or reduced except on thirty days' prior written notice to the CITY. The CONSULTANT agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

j. The insurance provided by the CONSULTANT shall be primary to any coverage available to the CITY. Any insurance or self-insurance maintained by the CITY, its officers, employees, agents, or volunteers, shall be in excess of CONSULTANT's insurance and shall not contribute with it.

k. All insurance coverage provided pursuant to this Agreement shall not prohibit the CONSULTANT, and CONSULTANT's employees, agents or subconsultants, from waiving the right of subrogation prior to a loss. The CONSULTANT hereby waives all rights of subrogation against the CITY.

l. Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the option of the CITY, the CONSULTANT shall either reduce or eliminate the deductibles or self-insured retentions with respect to the CITY, or the CONSULTANT shall procure a bond guaranteeing payment of losses and expenses.

m. Procurement of insurance by the CONSULTANT shall not be construed as a limitation of the CONSULTANT'S liability or as full performance of CONSULTANT's duties to indemnify, hold harmless and defend under the indemnity covenants of this Agreement.

SECTION 16. SUBCONTRACT, ASSIGNMENT OR DELEGATION.

The CONSULTANT shall not subcontract, delegate, or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of the CITY. Any proposed subcontract, delegation, or assignment shall provide a description of the services to be covered, identification of the proposed sub-consultant, delegee, or assignee, and an explanation of why and how the same was selected, including the degree of competition involved.

Any subcontract, delegation or assignment shall be made in the name of the CONSULTANT and shall not bind or purport to bind the CITY and shall not release the CONSULTANT from any obligations under this Agreement including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegees or sub-consultants. No such subcontract, delegation or assignment shall result in any increase in the amount of total compensation payable to the CONSULTANT under the Agreement.

SECTION 17. NO WAIVER.

Waiver by any party hereto of any term, condition or covenant of this Agreement shall not constitute the waiver of any other term, condition, or covenant hereof.

SECTION 18. DISPUTE RESOLUTION; GOVERNING LAW.

Disputes regarding the interpretation or application of any provision(s) of this Agreement shall, to the extent reasonably feasible, be resolved through good faith negotiations between the Parties. If any action at law or in equity is brought to enforce this Agreement or because of alleged dispute, breach, default or misrepresentation in connection with the provisions of this Agreement, the prevailing party in such action shall be entitled to reasonable attorney's fees, expert fees, costs and necessary disbursements incurred in that action or proceeding, in addition to such other relief as may be sought and awarded. The venue for any litigation shall be County of Los Angeles, California. The Parties agree that the covenants contained in this Section shall survive the expiration or termination of this Agreement.

SECTION 19. ATTORNEY'S FEES AND COSTS.

If litigation is reasonably required to enforce or interpret the provisions of this Agreement, the prevailing party in such litigation shall be entitled to an award of reasonable attorney's fees and costs in addition to any other relief to which it may

be entitled.

SECTION 20. WARRANTIES.

Each of the parties represents and warrants to one another as follows:

a. It has received independent legal advice from its attorneys with respect to the advisability of entering into and executing this Agreement;

b. In executing this Agreement, it has carefully read this Agreement, knows the contents thereof, and has relied solely on the statements expressly set forth herein and has placed no reliance whatsoever on any statement, representation, or promise of any other party, or any other person or entity, not expressly set forth herein, nor upon the failure of any other party or any other person or entity to make any statement, representation or disclosure of any matter whatsoever; and

c. It is agreed that each party has the full right and authority to enter into this Agreement, and that the person executing this Agreement on behalf of either party has the full right and authority to fully commit and bind such party to the provisions of this Agreement.

SECTION 21. MISCELLANEOUS.

a. The descriptive paragraph headings of this Agreement are included for purposes of convenience only and shall not control or affect the construction of interpretation of any of its provisions.

b. Whenever the context hereof shall so require, the singular shall include the plural, the male gender shall include the female gender, and the neuter and vice versa.

c. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein.

d. The representations and warranties made by the parties to this Agreement shall survive the consummation of the transaction herein described.

e. This Agreement may be signed in any one or more counterparts all of which taken together shall be but one and the same Agreement. Any signed copy of this Agreement or of any other document or agreement referred to herein, or copy or counterpart thereof, delivered by facsimile transmission, shall for all purposes be treated as if it were delivered containing an original manual signature of the party whose signature appears in the facsimile and shall be binding upon such party in the same manner as though an originally signed copy had been delivered.

f. Each of the parties acknowledges that it has been represented by independent counsel of its own choosing, or if it has not been so represented, it has been admonished to obtain independent counsel and has freely and voluntarily waived and relinquished the right to counsel. Each party who has not obtained independent counsel acknowledges that the failure to have

independent legal counsel will not excuse such party's failure to perform under this Agreement or any agreement referred to in this Agreement.

SECTION 22. 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:

If to CITY:
City of Montebello
Attn: Raul Alvarez, City Manager
1600 West Beverly Boulevard
Montebello, CA 90640
(323) 887-1200
Email: ralvarez@montebelloca.go

With a copy to:
City of Montebello – Department Name
Attn: Name and Title of Department Head
1600 West Beverly Boulevard
Montebello, CA 90640
(323) 887-1200 ext.
Email: [ENTER EMAIL ADDRESS]

If to Consultant:
Consultant Name
Attn: _____
Address
City, CA #####
(###) ###-####
Email:

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 23. NON-DISCRIMINATION AND EQUAL OPPORTUNITY EMPLOYER.

In the performance of this Agreement, the CONSULTANT shall not discriminate against any employee, sub-consultant, or applicant for employment because of race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, mental condition or sexual orientation. The CONSULTANT will take affirmative action to ensure that sub-consultant and applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition or sexual orientation.

SECTION 24. CONFLICT OF INTEREST.

The CONSULTANT covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which may be affected by the services to be performed by the CONSULTANT under this Agreement, or which would conflict in any manner with the performance of its services hereunder. The CONSULTANT further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, the CONSULTANT shall avoid the appearance of having any interest that would conflict in any manner with the performance of its services pursuant to this Agreement.

The CONSULTANT covenants not to give or receive any compensation, monetary or otherwise, to or from the ultimate vendor(s) of services to the CITY as a result of the performance of this Agreement, or the services that may be procured by the CITY as a result of the recommendations made by the CONSULTANT. The CONSULTANT's covenant under this section shall survive the termination of this Agreement.

SECTION 25. ENTIRE AGREEMENT.

This Agreement contains the entire understanding between the CITY and the CONSULTANT. Any prior agreements, promises, negotiations or representations not expressly set forth herein are of no force or effect. Subsequent modifications to this Agreement shall be effective only if in writing and signed by each party. If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall be valid and binding.

[**SIGNATURE PAGE TO FOLLOW**]

IN WITNESS WHEREOF, the parties, through their respective authorized representatives, have executed this Agreement as of the date first written above.

("CITY")	("CONSULTANT")
CITY OF MONTEBELLO	**CONSULTANT NAME**
Raul Alvarez, City Manager	Full Name, Title

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

EXHIBITS:

- Exhibit A – Request for Proposals for Services and Contractor's Proposal
- Exhibit B – Schedule of Compensation
- Exhibit C – Labor Law Requirements [Delete if not applicable and/or continue listing Exhibits as applicable]
- Exhibit D – Live Scan Fingerprinting Requirement [Delete if not applicable and/or continue listing Exhibits as applicable]

ITEM # 20

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 ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-13 FOR ON-CALL ELECTRICAL MAINTENANCE AND REPAIR SERVICES**

DATE: May 13, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-13 for on-call electrical maintenance and repair services; and
2. Take such additional, related action that may be desirable.

FISCAL IMPACT:

The agreement resulting from this Request for Proposals (RFP) will be funded through the City's applicable operating and maintenance budgets, as designated for facility maintenance and public safety systems. Specific agreement costs will be brought back to the City Council for approval following completion of the competitive procurement process and selection of the successful proposer.

The proposed Fiscal Year 2026-27 budget will include funding for these services at the current FY 2025-26 rate. Should additional appropriations be needed once a vendor is selected, Staff will include a budget amendment recommendation with the subsequent City Council agenda item approving the agreement for these services.

BACKGROUND/DISCUSSION:

The City of Montebello is responsible for maintaining and operating a wide range of

electrical systems that support essential municipal services, including public facilities, parks, street lighting, and traffic signal infrastructure. As these systems require ongoing maintenance, repair, and periodic upgrades, the City must ensure timely and reliable access to qualified electrical contractors.

Historically, electrical services have been performed on an as-needed basis. However, the increasing demand for responsive maintenance and emergency repair services has highlighted the need to establish a more efficient and structured approach. To address this need, the City has developed a Request for Proposals (RFP) to establish a pool of pre-qualified contractors capable of providing on-call electrical services.

This effort is intended to improve service response times, ensure compliance with applicable safety and regulatory standards, and maintain the reliability of the City's electrical infrastructure. The selected contractors will support the City's ongoing operations by providing professional, timely, and high-quality electrical services as needed.
The proposed timeline for the RFP is as follows:

- RFP Release: May 14, 2026
- Online Questions Due Date: May 21, 2026, 12:00 p.m. PST
- Responses to Questions Due Date: May 27, 2026, 12:00 p.m. PST
- Proposal Due Date: June 4, 2026, 11:00 a.m. PST
- City Review of Submissions: June 15, 2026
- Notifications to Contractors: June 25, 2026
- Award Recommendation: June 24, 2026

ENVIRONMENTAL:

N/A

ANALYSIS:

Issuing RFP No. 26-13 will allow the City to competitively procure qualified contractors to provide essential electrical maintenance and repair services across City facilities and infrastructure. This procurement of electrical services will help ensure:

- Compliance with applicable electrical codes, safety standards, and regulatory requirements;
- Reliable 24-hour availability for routine and emergency electrical services;
- Timely maintenance, troubleshooting, and repair of critical electrical systems;
- Improved coordination and response to service requests and urgent issues; and
- Fiscal accountability through a competitive, qualifications-based selection process.

Proposals will be evaluated based on the following criteria:

- Qualifications and experience, including technical expertise and experience working with public agencies;
- References and demonstrated past performance;
- Cost proposal and overall value to the City;
- Ability to meet required response times and service expectations; and
- Compliance with licensing, safety, and prevailing wage requirements.

The evaluation criteria for this RFP include consultant qualifications (65%), reputation and references (15%), and proposed fees (20%). The City reserves the right to conduct interviews, request additional information, and accept or reject any and all proposals at its discretion.

SUMMARY:

Staff recommends the City Council authorize issuance of RFP No. 26-13 for on-call electrical maintenance and repair services. This action will ensure continued protection of City facilities, compliance with safety regulations, and efficient maintenance of critical municipal systems through a competitive and transparent procurement process.

ATTACHMENT(S)

1. Attachment A - RFP 26-13 On-Call Electrical Maintenance and Repair Services

CITY OF MONTEBELLO

Request for Proposals

RFP No. 26 – 13

On-Call Electrical Maintenance and Repair Services

Release Date: Thursday, May 14, 2026

Online Questions Due: Thursday, May 21, 2026,12:00 p.m. PST

Responses to Question: Wednesday, May 27, 2026, 12:00 p.m. PST

Due Date: Thursday, June 4, 2026, 11:00 a.m. PST

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TO PROSPECTIVE PROPOSERS

The City of Montebello ("City") invites proposal submissions under this Request for Proposals ("RFP"). The City will evaluate responses to this solicitation based on the evaluation criteria set forth herein. Submissions must adhere to the format and content described. Only proposals that adhere to the requirements will be evaluated. The information set forth is the minimum required to qualify for consideration. The successful Proposer will be required to enter into a Professional Services Agreement based on the specifications outlined in this RFP.

DATE OF SOLICITATION

May 14, 2026

PROJECT

On-Call Electrical Maintenance and Repair Services

PROPOSAL OWNER

City of Montebello – Public Works
1600 West Beverly Boulevard
Montebello, CA 90640
Attn: James Coiner, Deputy Director of Public Works
Contact Phone: (323) 887-1460
Contact E-Mail: jcoiner@montebelloca.gov

PROPOSAL CONTACT

City of Montebello – Public Works
1600 West Beverly Boulevard
Montebello, CA 90640
Attn: Vanessa Ramos, Administrative Manager
Contact Phone: (323) 887-1200
Contact E-Mail: varamos@montebelloca.gov

Prospective proposers must register their business with PlanetBids before being able to view or submit a response. To access the City's PlanetBids Portal, please go to:

https://www.montebelloca.gov/cms/one.aspx?portalId=58756&pageId=84839

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Appendix A – Proposal Content and Format
Appendix B – Cost Proposal
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Appendix D – Sample Professional Service Agreement

1.0 Notice Inviting Proposals

The City of Montebello (the "City") is seeking proposals from qualified and experienced contractors or firms to provide on-call electrical maintenance and repair services on an as-needed basis. Work will support the maintenance, repair, troubleshooting, and installation of electrical systems across City-owned facilities and infrastructure, including public buildings, parks, street lighting, traffic signals, and other municipal assets.

Typical assignments may include troubleshooting and repair of 110-volt and higher interior and exterior circuits; maintenance and replacement of office lighting; and servicing high-mounted lighting systems, including sports field fixtures at heights of approximately 25 to 60 feet.

The selected contractor(s) shall provide all necessary labor, equipment, materials, and personnel to perform the required services. Contractors will be expected to respond promptly to service requests and complete all work in accordance with applicable local, state, and federal regulations, as well as recognized industry standards. Services may include, but are not limited to, emergency repairs, routine maintenance, system upgrades, and other electrical improvements as directed by the City.

The City intends to establish a pool or benchlist of qualified contractors to provide these services on an on-call basis. Prospective respondents are advised to carefully read information related to this opportunity before submitting a response.

To view the complete RFP package, please visit:

https://www.montebelloca.gov/cms/one.aspx?portalId=58756&pageId=84839

Prospective proposers must register with PlanetBids before being able to view or submit a response.

Questions must be submitted via PlanetBids by **Thursday, May 21, 2026, at 12:00 p.m. PST**

Responses to Questions will be uploaded to PlanetBids by **Wednesday, May 27, 2026, at 12:00 p.m. PST**

Proposals must be submitted via PlanetBids by **Thursday, June 4, 2026 at 11:00 a.m. PST**

Responses will be evaluated to determine the contractor that is the most qualified and responsive to the requirements. Responses must adhere to the format and content described. The City reserves the right to accept or reject any and all proposals.

2.0 Introduction

The City of Montebello invites qualified contractors to submit proposals for professional services to provide on-call electrical maintenance and repair services. The selected contractor(s) shall furnish all labor, materials, tools, equipment, transportation, and incidentals necessary to perform a full range of electrical services, including but not limited to installation, maintenance, troubleshooting, repair, and emergency response. The contractor will also ensure that all work is performed in compliance with City standards, approved plans, and applicable federal, state, and local traffic safety regulations, while coordinating schedules to minimize disruption to City operations.

About the City of Montebello

Montebello ("beautiful mountain" in Spanish and Italian) is a City in the County of Los Angeles, California. Founded in 1899 and incorporated in 1920, the City is an 8.37 square mile General Law City located east of Downtown Los Angeles. Currently, the City has a population of approximately 63,000 residents. It hosts a mix of various industries that represent the business diversity of the County of Los Angeles as a whole. It is a full-service City that provides a long list of services, employing approximately 480 full-time and part-time employees in public safety, transit, and non-safety functions. In the upcoming years, the City anticipates growth in population and economic development. In preparation for this growth and increases in City service demands, the staff is seeking to improve the City infrastructure to support the expansion properly.

3.0 Timeline

- Release RFP — Thursday, May 14, 2026
- Online Questions — Thursday, May 21, 2026, at 12:00 p.m. PST
- Responses to Questions — Wednesday, May 27, 2026, at 12:00 p.m. PST
- Deadline to Submit Responses — Thursday, June 4, 2026, at 11 a.m. PST
- City Review of Submissions — Monday, June 8, 2026
- Notifications Sent to Contractors — Thursday, June 25, 2026
- Award — Wednesday, June 24, 2026

4.0 Purpose

The purpose of this solicitation is to identify qualified contractor(s) with the experience, technical knowledge, and resources necessary to support the City in all aspects of the services described in this Request for Proposals (RFP). The City of Montebello is seeking proposals from qualified firms to provide on-call citywide electrical services on an as-needed basis.

This initiative is intended to ensure that the City’s electrical systems and infrastructure remain safe, reliable, and fully operational. Services will support the timely maintenance, repair, troubleshooting, and installation of electrical components across a

range of City-owned facilities and assets. The selected contractor(s) will play a critical role in maintaining service continuity, addressing urgent electrical issues, and supporting planned improvements and upgrades.

The City anticipates establishing a pool of qualified firms capable of responding efficiently to varying service demands, ensuring high-quality workmanship, regulatory compliance, and consistent service delivery aligned with industry standards.

The City is committed to maintaining safe, efficient, and reliable electrical systems that support public safety and daily operations. The objective of this project is to provide timely, high-quality electrical services, including the installation, maintenance, repair, and replacement of electrical systems, while minimizing disruption to City operation and the public.

5.0 Scope of Work/Services

The selected contractor(s) shall provide on-call electrical services on an as-needed basis to support the City of Montebello's facilities and infrastructure. Services shall include, but are not limited to, maintenance, repair, troubleshooting, and installation of electrical systems. All work shall be performed in a timely, safe, and professional manner in accordance with the requirements set forth herein.

The Scope of Services shall include, but is not limited to, performing the following tasks:

- **1. Licensing and Regulatory Compliance**

The Contractor shall comply with all applicable federal, state, and local laws, regulations, and ordinances. At a minimum, the Contractor shall:

- Obtain and maintain a valid City of Montebello Business License throughout the duration of the contract.
- Possess and maintain a valid State of California Contractor's License, including a C-10 Electrical Contractor License or other appropriate classification as required.
- Ensure all work is performed in compliance with applicable safety standards, codes, and regulatory requirements.

- **2. Labor, Equipment, and Materials**

The Contractor shall furnish all labor, supervision, equipment, tools, materials, and incidentals necessary to perform the required services. Specifically:

- The Contractor shall be fully equipped, adequately staffed, and prepared to perform services upon assignment.
- All personnel shall be properly trained, qualified, and experienced in performing electrical work consistent with industry standards.
- The Contractor shall provide sufficient staffing levels to meet the demands of each work assignment and ensure timely completion.

- **3. Availability and Response Requirements**

The Contractor shall be available to respond to service requests on a continuous basis, including after-hours, weekends, and holidays:

- Services shall be available **24 hours per day, 7 days per week, 365 days per year**.
- Contractor shall respond to routine service requests within **two (2) hours** of notification.
- Contractor shall respond to emergency service requests within **one (1) hour** of notification. Emergency work shall be billed at the applicable emergency rate.
- The City's standard business hours are **7:30 a.m. to 5:30 p.m., Monday through Thursday**; however, work may be required outside of these hours.
- All costs, including labor, equipment, and materials, shall be clearly identified in the Contractor's proposal and will be billed in accordance with the approved fee schedule.

- **4. Safety Requirements and Incident Reporting**

The Contractor shall be responsible for maintaining a safe working environment at all times:

- All work shall be performed in accordance with applicable OSHA and Cal/OSHA safety standards and industry best practices.
- The Contractor shall ensure the safe handling, storage, and operation of all equipment and materials.
- Any unsafe condition observed shall be immediately addressed and reported to the City's Contract Administrator if significant corrective action is required.
- The Contractor shall immediately notify the Contract Administrator of any accident, injury, or emergency incident occurring in connection with the work.
- A written incident report shall be submitted within **three (3) calendar days**, if requested by the City.
- The Contractor shall fully cooperate with the City in the investigation of any incidents.

- **5. Identification, Uniforms, and Professional Conduct**

The Contractor shall maintain a professional appearance and clearly identifiable presence while performing services:

- All vehicles and equipment used in the performance of work shall be clearly marked with the Contractor's company name or logo at all times, including during emergency responses.
- All personnel shall wear uniforms or shirts clearly displaying the company name, subject to approval by the Contract Administrator.
- Personnel shall maintain a neat and professional appearance at all times.
- Appropriate personal protective equipment (PPE), including safety footwear and other required gear, shall be worn in accordance with State safety regulations.
- High-visibility safety vests or reflective apparel shall be worn when working within public rights-of-way or traffic areas.

6.0 Contractor Qualifications

The selected contractor must have the following minimum qualifications:

- A skilled and professional team, with clearly defined roles and responsibilities, capable of delivering high-quality results.
- Relevant experience for the type of work outlined in the Scope of Services.
- Extensive knowledge of historical preservation.
- Significant experience working with local governments.
- Demonstrated knowledge of applicable local, state, and federal codes and laws that may be applicable to the work.
- Demonstrated knowledge and capability to produce project documents as outlined in the Scope of Services.
- Proven record of completing tasks and projects on-time and on-budget.
- Flexibility in adapting to meet the needs of unique organizations.

Background Check
Contractor representatives working on-site and in some remote capacities, will be required to undergo a background check conducted by the City.

7.0 Proposal submittal
Please review Appendix A - Proposal Format and Content, attached hereto and incorporated herein by this reference, for specific details regarding the information that needs to be included in your submission. Failure to provide all requested information may be considered “non-responsive” and rejected.

Responses to this RFP must be submitted electronically via the City’s PlanetBids Portal by the deadline. Any responses transmitted and/or time-stamped after the deadline will not be accepted. Consultants planning to submit responses to this request are highly encouraged to submit all documentation before the deadline to avoid technical difficulties/errors.

8.0 Evaluation Criteria
The City will establish an evaluation committee to review and rate each proposal. The proposal evaluation process will be conducted using a multi-step method which will include the following steps:

A. **Preliminary Proposal Review** - The evaluation committee will review each submission to ensure adherence to the minimum/proposal format requirements.
B. **Proposal Evaluation** - In the second part of this process, the evaluation

committee will review and rate proposals using a combined score based on the following:

i. Qualifications as they relate to this RFP - 65%
   a. Thoroughness and understanding of the tasks to be completed
   b. Background and experience
   c. Knowledge of the City of Montebello
   d. Experience of personnel assigned to the work
   e. Communication Skills
   f. Interview, if required

ii. Reputation for integrity and competence – 15%
   a. Positive Reference Checks
   b. Work Samples

iii. Proposed fees for services – 20%

The City reserves the right to request and obtain, from one or more proposers, supplementary information as may be necessary for the City to analyze the proposal pursuant to selection criteria. Upon completion of the evaluation phase, the City may select those contractora for interviews whose proposals and qualifications most closely conform to the requirements of this RFP and provide the best value to the City.

9.0 Protest Procedures

Proposal Protest Procedures (Before Proposal Opening)

A protest filed before the proposal due date deadline must be filed in writing or by email no later than ten (10) working days before the due date. The most common types of protest that might be filed before a proposal due date include those based upon restrictive specifications or alleged improprieties in any solicitation that is apparent before the scheduled proposal due date.

When a protest is filed before a scheduled proposal due date, certain steps must be followed:

A. The protest must be submitted in writing within the specified time frame (no later than ten (10) working days prior to a proposal due date). All protests must be filed with the Director of Finance for determination. Protest must be submitted to the Director of Finance by mail or e-mail within the specified time frame. Protests can be sent to:

   Mail:
   Michael Solorza, Director of Finance
   City of Montebello

Attn: Department of Finance
1600 W. Beverly Blvd
Montebello, CA 90640

or

E-mail:
msolorza@montebelloca.gov

B. The protest must contain factual and legal reason(s) and should recommend a proposed remedy. Nevertheless, it should be noted that the City reserves the right not to implement the proposed remedy but to offer alternative solutions where applicable.

C. Where appropriate, the City will hold an informal conference on the merits of a protest with all interested parties allowed to attend. Interested parties may include all proposers, subcontractors, or suppliers, provided they have a substantial economic interest in a portion of the RFP.

D. All potential proposers will be advised of a pending protest.

E. The City shall not review proposals prior to the resolution of the protest unless it is determined that:

- The items to be procured are urgently required;
- Delivery or performance will be unduly delayed by failure to make the award promptly; or
- Failure to make a prompt award will otherwise cause undue harm to the City.

The City will respond in writing within ten (10) working days after receipt of a properly filed protest. The Director of Finance will respond and include a response to each substantive issue raised in the protest.

After the exhaustion of administrative remedies, the protesting party will be given the City's final decision. The Director of Finance has the authority to decide on all protests.

Proposal Protest Procedures (After Proposal Due Date/Post Award)
A protest filed after a proposal deadline/due date must be filed within three (3) working days after the proposal deadline/due date. The City will grant the protesting Consultant a fair review and shall have up to ten (10) working days to review the protest and render its decision.

10.0 Execution of Agreement

The resulting agreement (see attached sample) shall be signed by the successful Vendor and returned within the required insurance within ten (10) business days after the City has provided written notice that the Vendor has been awarded. Failure to execute the agreement and file acceptable insurance documents as provided herein shall cause, at the City's option, for annulment of the award. Please review the insurance requirements and indemnification clause in the attached sample agreement. Should the successful Vendor decline to execute the agreement, the City can either reject all proposals, accept one of the other proposals, or issue a new solicitation.

11.0 Insurance

The Contractor selected must meet the following minimum insurance requirements upon execution of the City's Professional Services Agreement:

A. **Commercial General Liability**

Commercial General Liability (CGL) (equivalent in coverage scope to Insurance Services Office, Inc. Form CG 00 01) shall cover on an "occurrence" basis for bodily injury and property damage, including premise-operations, products-completed, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury, and advertising injury with limits no less than $1,000,000 per occurrence and $2,000,000 aggregate.

If requested, the "City of Montebello, its officials, employees, and agents" must be separately endorsed to the policy as additional insureds on an endorsement equivalent to the Insurance Services Office, Inc. Form CG 20 10 11 85 of CG 20 26 1185.

B. **Business Automobile Liability**

For owned vehicles, hired, and non-owned vehicles, Insurance Services Office Form CA 00 01 covering, Code 1 (any auto), or if the Consultant has not owned autos, Code 8 (hired) and 9 (non-owned) with a limit no less than $1,000,000 per accident for bodily injury and property damage.

If an automobile is not necessary to perform services, the Vendor must submit a written request for a waiver of this requirement.

C. **Professional Liability or Errors and Omissions**

Depending on the work or services to be performed, professional liability or errors and omissions liability insurance may be required. The City will require the Consultant to provide professional liability or errors and omissions liability insurance in an amount not less than $1,000,000 per occurrence or claim, $2,000,000 aggregate. Architects' and engineers' coverage shall be endorsed to include contractual liability.

D. **Workers' Compensation and Employer's Liability**
Workers' compensation as required by the California Labor Code and Employer's Liability in an amount not less than $1,000,000 per accident for bodily injury or disease.

Required Insurance Documentation

Certificate of Insurance

The Certificate Holder must be listed as follows:

City of Montebello
1600 West Beverly Boulevard
Montebello, CA 90640

Endorsements (if requested)

In addition to the Certificate of Insurance, the Vendor must provide the following endorsements:

Additional insured endorsements to the general liability and auto liability* insurance policies. The "City of Montebello, its officials, employees, and agents" must be endorsed to the Consultant's general liability policy as well as the auto liability policy as additional insureds on an endorsement equivalent to ISO forms CG 20 10 11 85 or CG 20 26 11 85.

Cancellation notice endorsements. Each policy must be endorsed to certify that it will not be canceled or non-renewed by either party or reduced in coverage or limits (except by paid claims) unless the insurer has provided the City with thirty (30) days prior written notice of cancellation (ten (10) days for cancellation due to nonpayment of premium is acceptable).

Primary, non-contributory coverage endorsements. The general liability and professional liability (if required) policies must be endorsed to provide that each policy shall apply on a primary, non-contributing basis with any insurance or self-insurance, primary or excess, maintained by or available to the City or its officials, employees, and agents.

Waiver and Modifications of Insurance Requirements

To the extent permitted by law, the City may modify these insurance requirements at any time and at its sole discretion.

In general, any contract deemed sole source, professional/professional services, involves the disclosure of proprietary information, and/or a public works project may require revisions to the City's standard insurance requirements. Any revisions to the insurance requirements will be identified within the associated service contract terms

and conditions.

Vendor may request a waiver or modification of these insurance requirements. Waiver or modification requests must be submitted in writing. The request should state the specific insurance requirement that is being considered for waiver or modification and provide a brief explanation for the request. Requests will be reviewed on a case-by-case basis, and the decision will ultimately depend on the scope of services. The final decision to approve or deny a request will be at the City's legal authority and/or an authorized designee's discretion.

12.0 Use of Federal Funds

The project is funded through a Sustainable Communities Grants from Caltrans which requires compliance with certain federal regulations. The United States Federal Government requires purchases of items and services to meet specific standards when using Federal funds, including grants, cooperative agreements, contracts, and Federal funds "passed-through" to the City from a non-Federal entity (i.e., sub-recipient agreements). These requirements are codified under the Code of Federal Regulation's (CFR) Title 2, Subtitle A, Chapter II, Part 200 (also referred to as "2 CFR 200" or "Uniform Guidance") and the Federal Acquisition Regulations (FAR), as applicable.

The following standards apply to all purchases of items and services using Federal funds:

- Transactions shall be conducted lawfully and ethically
- Unnecessary/duplicative purchases are not permitted
- Utilizing a vendor or supplier on the U.S. Federal Government's Debarred and Suspended List (available at SAM.gov) is prohibited
- All individuals involved in the expenditure of federal monies must avoid any actual or apparent conflict of interest
- Procurement transactions must be conducted in a manner providing full and open competition
- Opportunities should be provided to minority businesses, women's business enterprises, and labor surplus area firms when possible
- Contracts and purchase orders should include the contract provisions required by 2 CFR 200 Appendix A
- Purchases of goods and services must include documentation detailing the procurement history

In addition to Federal standards, purchases must adhere to applicable local policies and procedures as defined in Montebello Municipal Code Chapters 3.20 and 3.21 and any relevant administrative policies. The most restrictive terms prevail when a conflict is present.

13.0 Non-Commitment of City

While the City intends to select a Contractor through this process, this intention is subject to change at any time during the process. The City does not commit to awarding an agreement, paying any costs incurred in preparing the proposal for this request, and/or procuring or contracting any items or services.

14.0 Labor Requirements

A. **Background:** All personnel engaged in the performance of this work shall be employees of the Contractor and, as such, shall be warranted to possess sufficient experience and reliability to perform this work.

B. **Health:** All personnel engaged in the performance of this work shall be in good health and free of contagious diseases. The Contractor shall not allow any person(s) under the influence of alcohol or drugs on the premises or in the building. Neither shall the Consultant allow the use of or presence of alcohol or drugs on the premises or in the building.

C. **Non-Discrimination:** The Contractor shall not engage in discrimination in the employment of persons because of race, color, national origin, ancestry, mental/physical disabilities, sex, or religion of such persons.

D. **Conduct:** No person(s) shall be employed for this work that is found to be incompetent, disorderly, and troublesome, under the influence of alcohol and drugs, which fails or otherwise refuses to perform the work properly and acceptably or is otherwise objectionable. Any person found to be objectionable shall be discharged immediately and not re-employed for this work.

15.0 Records

The Contractor agrees to permit the City Manager or designee access to records, reports, files, and other papers or property of the Consultant to audit any performance aspect under this agreement.

16.0 Subcontractors

The Contractor shall be responsible for all work performed under the final agreement and shall keep all work under his control. No portion of the work may be subcontracted without the prior written consent of the City. All subcontractors used on this work shall be under the direct supervision of the Contractor and shall be considered as their employees. Any approved subcontractors must provide insurance indemnifying the City with limits at or exceeding the limits of the Contractor's insurance.

17.0 Modifications/Changes

Changes in the areas serviced and/or specifications may be necessary during the agreement term. Changes in the agreement’s requirements and corresponding changes

in compensation may be implemented upon mutual understanding between the City and the Contractor. These changes will be processed by the City Manager.

18.0 Disclosure of Information

A. The Contractor agrees that it will not during or after the term of the agreement, disclose any proprietary information or confidential business information of the City, including but not limited to its costs, charges, operating procedures, or methods of doing business to any person, Contractor, corporation, association, or other entity or the general public for any reason or purpose whatsoever, without the prior written consent of the City. Such confidential or proprietary information received by the Contractor shall be used exclusively in connection with the performance of services.

B. The Contractor shall not issue or release for publication any articles, advertising, or publicity matters relating to the services performed by the Contractor hereunder or mentioning or implying the name of the City or its respective personnel without the prior written consent of the City.

19.0 Ex-Parte Communications

Contractor and Contractor representatives should not engage in unauthorized communications with elected officials, officers, employees, or agents of the City about this RFP. This requirement also includes any evaluation panel member, except for designated RFP facilitators. This requirement remains in effect until after award notifications have been made.

This restriction does not prohibit Contractor and their representatives from making oral statements or presentations to City representatives during a scheduled public meeting.

20.0 City of Montebello Rights

At its discretion, the City reserves the right to:

A. Reject any and/or all proposals for no reason or any reason including, but not limited to, the following:

   i. The proposal is incomplete, non-responsive, obscure, irregular, or lacking necessary detail and specificity.
   ii. The Contractor, in the sole judgment of the City, lacks the qualifications, experience, and/or responsibility necessary to provide the services.
   iii. The Contractor failed or neglected to complete and submit any information within the time specified by the City and as may be otherwise required herein.

B. Reject any proposal that, in the opinion of the City, is so unbalanced in comparison to other proposals received and/or to the City's internal estimates

that it does not accurately reflect the cost to perform;

C. Accept all or any part of a proposal;

D. Cancel the entire RFP;

E. Issue subsequent RFPs; or

F. Waive any errors or informalities in any proposal to the extent law permits.

Please review:

Appendix A – Proposal Content and Format

Appendix B – Cost Proposal

Appendix C – References

Appendix D – Sample Professional Service Agreement

Appendix "A"

Proposal Content and Format

Proposal Content

The contractor shall be responsible for preparing a compelling, clear, and concise proposal. The City is requesting electrical services, which contains at a minimum the following information:

1. **Relevant Experience** - Please include information describing your experience providing similar services for public agencies. Provide a minimum of three (3) specific examples of relevant experience. At a minimum, the vendor should provide a list of the most recent projects (i.e., completed within the last five (5) years is preferred, but samples outside of this timeframe will be accepted if relevant) for which the consultant has performed similar services of similar size, scope, and complexity.

   Using Appendix C – References, please provide details regarding each reference. This should include the name, contact person, address, phone number, and e-mail address of each party for whom the service was provided, as well as a description of the service performed, the dollar amount of the contract, and the date of performance. The City may contact the individual listed at its discretion.

   Resumes may also be included in this section for any key staff associated with project.

2. **Conflict of Interest Statement –** The vendor shall disclose any financial, business, or other relationship with the City that may have an impact upon the selection process. If the vendor does not have any such conflicts, a statement declaring such should be included in their submission.

3. **Cost Proposal –** Cost proposal should include the following:

   Total All-Inclusive Not-To-Exceed Maximum Price: The cost proposal should contain all pricing information relative to performing the scope of work as described in this request for proposals. The total all-inclusive maximum not-to-exceed price is to contain all direct and indirect costs, including all out-of-pocket expenses.

   Rates for Additional Services: If it should become necessary for the City to request the successful vendor to render additional services to either supplement services requested in this RFP or to perform any additional work as a result of the specific recommendations included in any report issued resulting from this engagement, then such additional work shall be performed only if set forth in an addendum to the contract between the City and the Consultant. Any such additional work would be performed at the same rates submitted in the dollar cost bid unless otherwise noted in the proposal.

All proposals must be submitted using the PlanetBids Portal by Thursday, June 4, 2026, at 11:00 AM PDT. It is highly encouraged that proposals are submitted ahead of the

deadline to avoid any technical difficulties that might be encountered while using the portal.

Proposal Format
To facilitate the evaluation process, all responses are required to adhere to the following format requirements. The City strongly encourages respondents to thoroughly review their proposals prior to submission to ensure they adhere to the requirements. If the proposal is not formatted or does not include all the listed items/sections, it may be deemed non-responsive.

Responses shall be printed on 8-½ -inch by 11-inch paper. Font Times New Roman Font (preferred), 12pt font size. Proposals should also include the following:

1. Title Page showing the request for proposals subject; the vendor's name; the name, address, email and telephone number of the contact person; and the date of the proposal.

2. Detailed proposal following the order set forth in the "Proposal Content and Format" of this RFP.

Appendix “B”

Cost Proposal

Contractor Name: _____

Contractor License #:_____

Labor Only Items	Business Hours Rate	Overtime Hours Rate	Emergency/Holiday Rate
Journeyman/Hour	$ /hr	$ /hr	$ /hr
Supervisory/Hour	$ /hr	$ /hr	$ /hr
Labor and Equipment Items	Business Hours Rate	Overtime Hours Rate	Emergency/Holiday Rate
Bucket Truck	$ /hr	$ /hr	$ /hr
15’ to 40’ Personnel Lift	$ /hr	$ /hr	$ /hr
41’ to 110’ Personnel Lift	$ /hr	$ /hr	$ /hr
Total			
Materials Markup: _____%			

Labor: is the cost per hour for one non-supervisory or apprentice personnel including all associated costs at prevailing wage rates.

Supervisory: is the cost per hour for one supervisory or journeyman/foreman personnel including all associated costs at prevailing wage rates.

Business Hours: are considered 7:30 a.m. through 5:30 p.m., Monday through Thursday.

Overtime: is the cost per hour over an 8-hour workday or 40-hour work week or for hours worked after 4:30 p.m.

Materials Markup is the percentage added to the actual wholesale (no retail pricing will be accepted) cost of materials or special equipment rental. Proof of material costs will be required.

Emergency/Holiday is the cost per hour for after-hours work with a one- hour minimum response time or services performed on any national holiday at prevailing wage rate.

Authorized Representative: _____ Signature: _____
Date: _____

Appendix "C"

Reference Sheet

RFP 26 – 13 On-Call Electrical Maintenance and Repair Services

Entity Name _____

Business Address _____

Name of Contact _____

Title Contact _____

Telephone Number of Contact _____

Email of Contact _____

Description of Project _____

Date of Service _____

Entity Name _____

Business Address _____

Name of Contact _____

Title Contact _____

Telephone Number of Contact _____

Email of Contact _____

Description of Project _____

Date of Service _____

Entity Name _____

Business Address _____

Name of Contact _____

Title Contact _____

Telephone Number of Contact _____

Email of Contact _____

Description of Project _____

Date of Service _____

Appendix “D”

Sample Professional Services Agreement

[See Next Page]

CITY OF MONTEBELLO

PROFESSIONAL SERVICES AGREEMENT NO. _____
WITH CONSULTANT NAME

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into on **_____, 202X** ("Effective Date"), by and between the CITY OF MONTEBELLO, a California municipal corporation (the "CITY") and Consultant Name (the "CONSULTANT"). The CITY and the CONSULTANT are sometimes referred to herein individual as the "Party," and jointly as the "Parties."

RECITALS

WHEREAS, the CITY desires to retain a qualified professional consultant to provide Public Records Request Software services in the CITY; and

WHEREAS, the CONSULTANT represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

NOW THEREFORE, in consideration of performance by the Parties of the covenants and conditions herein contained, the Parties hereto agree as follows:

SECTION 1. INCORPORATION OF RECITALS AND OTHER CONTRACT DOCUMENTS

a. The above-referenced Recitals constitute a material part hereof and shall hereby be incorporated by reference. Moreover, this Agreement consists of the following documents, in order of precedence, all of which are incorporated herein and made part of this Agreement, as though fully set forth herein:

1. This Agreement and its Exhibits, including any and all addenda or supplemental agreements.
2. Proposal referenced and Best Final Offer received by the successful proposer.
3. All other documents, including but not limited to all applicable bonds, insurance certificates, notices, schedules, forms, certifications, and affidavits.

b. These documents shall be collectively referred to herein as the "Contract Documents." In the event of a conflict among the Contract Documents, the order of precedence list above shall apply.

SECTION 2. SERVICES / COMPENSATION.

a. All terms, conditions, requirements, and provisions of the Request for Proposals for _____ in the City of Montebello (insert date issued) ("Request for Proposals"), as such is set forth fully in **Exhibit "A**" hereto, are hereby incorporated fully herein by this reference and shall be binding on the Parties. To the extent of a conflict between the terms of this Agreement and that set forth in any exhibits or attachments hereto, the terms of this Agreement shall govern.

b. The CONSULTANT shall provide to the CITY all labor, equipment, materials and incidental necessary to provide _____ services as set forth fully in the Request for Proposals, as such is set forth fully in **Exhibit "A**" hereto and incorporated fully herein by this reference (hereinafter "Professional Services").

c. The CONSULTANT shall be compensated for performance of the Professional Services as set forth in the Schedule of Compensation attached hereto as **Exhibit "B"** and incorporated fully herein by this reference ("Compensation"). The CONSULTANT shall provide an itemized billing statement to the CITY each month for Professional Services performed. The CONSULTANT shall no incur fees or costs which exceed the Compensation without the prior written consent of the CITY.

SECTION 3. TERM.

a. This Agreement shall commence upon issuance of a written "Notice to Proceed" (as further defined below) by the CITY and shall expire three (3) years from the Effective Date, unless terminated earlier as hereinafter provided. This Agreement may be extended for up to two (2) one-year extensions 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 issued by CITY's applicable, department head.

SECTION 4. PERFORMANCE.

a. The CONSULTANT shall at all times, faithfully, competently, and to the best of its ability, experience, and talent, perform all tasks described herein.

b. The CONSULTANT shall employ, at a minimum, generally accepted standards and practices utilized by companies engaged in providing similar services, as are required of Consultant hereunder, in meeting its obligations under this Agreement.

c. The CONSULTANT shall be knowledgeable of and subject to all CITY ordinances, rules and regulations, standard operating procedures, and the supervisory chain of command.

d. The CONSULTANT shall have the right to retain, subject to the CITY's approval, additional individuals, consultants or subconsultants to assist in the completion of services as herein defined. Compensation for additional individuals, consultants or subconsultants shall be the sole and exclusive responsibility of the CONSULTANT.

e. The CONSULTANT shall retain all original reports, field and office notes, correspondence, calculations, maps, and other documents specifically related to the services provided by the CONSULTANT pursuant to this Agreement, other than documents which are exempt from disclosure pursuant to the attorney-client privilege or any other law. Said documents shall be made available for inspection by the CITY upon request.

SECTION 5. WORK PRODUCT.

a. The CONSULTANT hereby agrees that all work product produced pursuant to this Agreement, and provided to the CITY during and upon completion of this Agreement, shall be the property of the CITY, and ownership of said work product shall be retained by the CITY. The CONSULTANT may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by the CONSULTANT.

b. All data, documents, discussion, or other information developed or received by the CONSULTANT or provided for performance of this Agreement are deemed confidential and shall not be disclosed by the CONSULTANT without prior written consent by the CITY. The CITY shall grant such consent if disclosure is legally required. All such written products shall be returned to the CITY upon the termination or expiration of this Agreement. The CONSULTANT agrees that the covenants contained in this Section shall survive the expiration or termination of this Agreement.

SECTION 6. EXTRA SERVICES.

No extra services over and above the Compensation shall be rendered by the CONSULTANT under this Agreement unless such extra services first shall have been duly authorized in writing by the CITY's City Manager (the "City Manager").

SECTION 7. CITY SUPERVISION.

The City Manager shall have the right of general supervision of all work performed by the CONSULTANT and shall be the CITY's agent with respect to obtaining the CONSULTANT's compliance hereunder. No payment for services rendered under this Agreement shall be made without the prior approval of the City Manager.

SECTION 8. TERMINATION.

In the event that either Party hereto fails or refuses to perform any of the provisions of this Agreement at the time and in the manner required, the non-defaulting party shall give the defaulting party written notice of the default, the nature of the default, and of the steps necessary to cure the default.

a. Termination for Cause. In the event that any of the provisions of the Agreement are violated by either party, the non-defaulting Party may terminate the Agreement by serving written notice upon the other Party, listing the violation(s) and its intent to terminate such Agreement unless within ten (10) days after the serving of such notice, such violation shall cease or be rectified, the contract shall upon the expiration of an additional thirty (30) days cease and terminate. Violations by the CONSULTANT which cannot be corrected within ten (10) days, said contract shall at the option of the CITY cease and terminate upon the giving of like notice. In the event of any such termination for default by the CONSULTANT, the CITY may take over the work and prosecute the same to completion by contract or otherwise for the account and at the expense of the CONSULTANT. The CONSULTANT and his sureties shall be liable to the CITY for any excess cost occasioned in the event of any such termination. This change shall not be construed to prevent the termination, for other causes authorized by law or other provisions of this contract. In the event of a termination for cause, the CONSULTANT shall only be entitled to

the Compensation for those Professional Services satisfactory performed on or before the effective date of termination.

b. Termination for Convenience. The CITY shall have the option, at its sole discretion and without cause, to terminate this Agreement in whole, or in part, by giving ten (10) business days' written notice to the CONSULTANT. Upon the termination of this Agreement as provided herein, the CITY shall provide to the CONSULTANT the part of Compensation which would otherwise be payable to the CONSULTANT for services the CONSULTANT had completed as of the date of termination, less the amount of all previous payment with respect to the Compensation. Further, upon such a termination for convenience by the CITY, the Parties agree that the CONSULTANT shall be reimbursed for any "non-refundable" costs that the CONSULTANT has incurred for its services under this Agreement, provided that: (1) such "non- refundable" costs were incurred by the CONSULTANT prior to the date of termination, and (2) that the CONSULTANT provides the CITY with adequate proof that the CONSULTANT incurred the costs, and is unable to be seek a refund for such costs. Such "non-refundable" costs may include, but are not limited to, travel reservations incurred by the CONSULTANT for its performance of services under this Agreement. The CONSULTANT agrees to cease all work under this Agreement on or before the effective date of any notice of termination.

SECTION 9. EMPLOYMENT OF CITY EMPLOYEES.

No regular employee of the CITY shall be employed by the CONSULTANT during the term of this Agreement.

SECTION 10. NON-LIABILITY OF CITY OFFICIALS AND EMPLOYEES.

No official or employee of the CITY shall be personally liable to the CONSULTANT in the event of any default or breach by the CITY, or for any amount which may become due to the CONSULTANT.

SECTION 11. INDEPENDENT CONSULTANT.

a. The CONSULTANT is and shall, at all times, remain as to the CITY a wholly independent consultant. Neither the CITY nor any of its elected officials, officers, employees, or agents shall have control over the conduct of the CONSULTANT except as expressly set forth in this Agreement. The CONSULTANT shall not at any time or in any manner represent that he or she is in any manner an elected official, officer, employee, or agent of the CITY. No employee benefits shall be available to the CONSULTANT in connection with the performance of this Agreement. Except as provided in this Agreement, the CITY shall not pay salary, wages, or other compensation to the CONSULTANT for performance hereunder for the CITY, the CITY shall not be liable for compensation to the CONSULTANT, the CONSULTANT's employees or the CONSULTANT's subconsultants for injury or sickness arising out of performing services hereunder.

b. The parties further acknowledge and agree that nothing in this Agreement shall create or be construed to create a partnership, joint venture, employment relationship or any other relationship except as set forth in this Agreement.

c. The CITY shall not deduct from the Compensation paid to the

CONSULTANT any sums required for Social Security, withholding taxes, FICA, state disability insurance or any other federal, state or local tax or charge which may or may not be in effect or hereinafter enacted or required as a charge or withholding on the compensation paid to the CONSULTANT. The CITY shall have no responsibility to provide the CONSULTANT, its employees or subconsultants with workers' compensation insurance or any other insurance.

SECTION 12. CalPERS ANNUITANTS AND ELIGIBILITY INDEMNITY.

a. If the CONSULTANT is a California Public Employees' Retirement System ("CalPERS") annuitant, the CONSULTANT must provide the City with written notification of such fact a minimum of 14 calendar days prior to commencement of services under this Agreement. Failure to provide such notification may result in termination of the Agreement, and any penalties or other costs relating thereto shall be borne by the CONSULTANT. If this Agreement remains in place, the CONSULTANT shall execute any amendment(s) to this Agreement requested by the City in order to comply with all laws and regulations applicable to CalPERS annuitants.

b. In the event that the CONSULTANT or any employee, agent, or subconsultant of the CONSULTANT providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the CITY, the CONSULTANT shall indemnify, defend, and hold harmless the CITY for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of the CONSULTANT or its employees, agents, or subconsultants, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of the CITY.

c. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, the CONSULTANT and any of its employees, agents, and subconsultants providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by the CITY, including but not limited to eligibility to enroll in PERS as an employee of the CITY and entitlement to any contribution to be paid by the CITY for employer contribution and/or employee contributions for PERS benefits.

SECTION 13. LEGAL RESPONSIBILITIES.

The CONSULTANT shall at all times observe and comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local governments including, but not limited to the Montebello Municipal Code. The CITY, and its appointed or elected officers, employees, or agents, shall not be liable at law or in equity occasioned by failure of the CONSULTANT to comply with this section.

SECTION 14. INDEMNIFICATION.

The CONSULTANT agrees to, and shall defend, indemnify, protect and hold harmless, the CITY, its elected and appointed boards, officers, officials, employees, agents and volunteers from and against any and all claims, demands, lawsuits, defense costs, civil, penalties, expenses, causes of action, and judgments at law or in equity, or liability of any kind or nature which the CITY, its elected and appointed

boards, officers, officials, employees, agents and volunteers may sustain or incur or which may be imposed upon them for injuries or deaths of persons, or damage to property arising out of the CONSULTANT's negligent or wrongful act, or omission under the terms of this Agreement, except only liability arising out of the sole negligence of the CITY.

SECTION 15. INSURANCE COVERAGE.

a. During the term of this Agreement, the CONSULTANT shall carry, maintain, and keep in full force and effect insurance against claims for death or injuries to persons or damages to property that may arise from or in connection with CONSULTANT's performance of this Agreement. Such insurance shall be of the types and in the amounts as set forth below:

- **Commercial General Liability (CGL)**: Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis for bodily injury and property damage, including products-completed operations, personal injury, and advertising injury, with limits no less than $1,000,000 per occurrence. If a general aggregate limit applies, the limit shall be twice the required occurrence limit.

- **Automobile Liability Insurance:** Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if CONSULTANT has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than $1,000,000 per accident for bodily injury and property damage.

- **Worker's Compensation** insurance as required by the laws of the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease.

- **Professional Liability** insurance appropriate to the CONSULTANT'S profession, with limit no less than $1,000,000 per occurrence or claim, $2,000,000 aggregate.

b. If the CONSULTANT maintains higher limits than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits maintained by the CONSULTANT.

c. The CONTACTOR shall require each of its subconsultants, if any, to maintain insurance coverage that meets all of the requirements of this Agreement.

d. The policy or policies required by this Agreement shall be issued by an insurer admitted in the State of California and with a current rating of at least A:VII in the latest edition of Best's Insurance Guide.

e. Each insurance policy required above shall state that coverage shall not be canceled, except after thirty (30) days' prior written notice (ten [10] days for non-payment) has been given to the CITY. The CONSULTANT agrees that if it does not keep the aforesaid insurance in full force and effect the CITY may either (i) immediately terminate this Agreement for Cause; or (ii) take out the necessary insurance and pay, at the CONSULTANT's expense, the premium thereon.

f. **Evidence of Insurance prior to commencement**. The 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: [insert designated email]

Coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits, non-renewed, or materially changed for any reason, without thirty (30) days prior written notice thereof given by the insurer to the CITY by U.S. mail, or by personal delivery, except for nonpayment of premiums, in which case ten (10) days prior notice shall be provided.

g. **Evidence of Insurance during the entire term of the Agreement**. At all times during the term of this Agreement, the CONSULTANT shall maintain on file with the CITY's Risk Manager a certificate or certificates of insurance showing that the aforesaid policies are in effect in the required amounts and naming the CITY as an additional insured. The CONSULTANT shall, prior to commencement of work under this Agreement, file with the CITY's Risk Manager such certificate(s).

h. The CONSULTANT shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two (2) weeks prior to the expiration of the coverages.

i. The general liability and automobile policies of insurance required by this Agreement shall contain an endorsement naming the CITY, its officers, employees, agents and volunteers as additional insureds. All of the policies required under this Agreement shall contain an endorsement providing that the policies cannot be canceled or reduced except on thirty days' prior written notice to the CITY. The CONSULTANT agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

j. The insurance provided by the CONSULTANT shall be primary to any coverage available to the CITY. Any insurance or self-insurance maintained by the CITY, its officers, employees, agents, or volunteers, shall be in excess of CONSULTANT's insurance and shall not contribute with it.

k. All insurance coverage provided pursuant to this Agreement shall not prohibit the CONSULTANT, and CONSULTANT's employees, agents or subconsultants, from waiving the right of subrogation prior to a loss. The CONSULTANT hereby waives all rights of subrogation against the CITY.

l. Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the option of the CITY, the CONSULTANT shall either reduce or eliminate the deductibles or self-insured retentions with respect to the CITY, or the CONSULTANT shall procure a bond guaranteeing payment of losses and expenses.

m. Procurement of insurance by the CONSULTANT shall not be construed as a limitation of the CONSULTANT'S liability or as full performance of CONSULTANT's duties to indemnify, hold harmless and defend under the indemnity covenants of this Agreement.

SECTION 16. SUBCONTRACT, ASSIGNMENT OR DELEGATION.

The CONSULTANT shall not subcontract, delegate, or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of the CITY. Any proposed subcontract, delegation, or assignment shall provide a description of the services to be covered, identification of the proposed sub-consultant, delegee, or assignee, and an explanation of why and how the same was selected, including the degree of competition involved.

Any subcontract, delegation or assignment shall be made in the name of the CONSULTANT and shall not bind or purport to bind the CITY and shall not release the CONSULTANT from any obligations under this Agreement including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegees or sub-consultants. No such subcontract, delegation or assignment shall result in any increase in the amount of total compensation payable to the CONSULTANT under the Agreement.

SECTION 17. NO WAIVER.

Waiver by any party hereto of any term, condition or covenant of this Agreement shall not constitute the waiver of any other term, condition, or covenant hereof.

SECTION 18. DISPUTE RESOLUTION; GOVERNING LAW.

Disputes regarding the interpretation or application of any provision(s) of this Agreement shall, to the extent reasonably feasible, be resolved through good faith negotiations between the Parties. If any action at law or in equity is brought to enforce this Agreement or because of alleged dispute, breach, default or misrepresentation in connection with the provisions of this Agreement, the prevailing party in such action shall be entitled to reasonable attorney's fees, expert fees, costs and necessary disbursements incurred in that action or proceeding, in addition to such other relief as may be sought and awarded. The venue for any litigation shall be County of Los Angeles, California. The Parties agree that the covenants contained in this Section shall survive the expiration or termination of this Agreement.

SECTION 19. ATTORNEY'S FEES AND COSTS.

If litigation is reasonably required to enforce or interpret the provisions of this Agreement, the prevailing party in such litigation shall be entitled to an award of reasonable attorney's fees and costs in addition to any other relief to which it may

be entitled.

SECTION 20. WARRANTIES.

Each of the parties represents and warrants to one another as follows:

a. It has received independent legal advice from its attorneys with respect to the advisability of entering into and executing this Agreement;

b. In executing this Agreement, it has carefully read this Agreement, knows the contents thereof, and has relied solely on the statements expressly set forth herein and has placed no reliance whatsoever on any statement, representation, or promise of any other party, or any other person or entity, not expressly set forth herein, nor upon the failure of any other party or any other person or entity to make any statement, representation or disclosure of any matter whatsoever; and

c. It is agreed that each party has the full right and authority to enter into this Agreement, and that the person executing this Agreement on behalf of either party has the full right and authority to fully commit and bind such party to the provisions of this Agreement.

SECTION 21. MISCELLANEOUS.

a. The descriptive paragraph headings of this Agreement are included for purposes of convenience only and shall not control or affect the construction of interpretation of any of its provisions.

b. Whenever the context hereof shall so require, the singular shall include the plural, the male gender shall include the female gender, and the neuter and vice versa.

c. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein.

d. The representations and warranties made by the parties to this Agreement shall survive the consummation of the transaction herein described.

e. This Agreement may be signed in any one or more counterparts all of which taken together shall be but one and the same Agreement. Any signed copy of this Agreement or of any other document or agreement referred to herein, or copy or counterpart thereof, delivered by facsimile transmission, shall for all purposes be treated as if it were delivered containing an original manual signature of the party whose signature appears in the facsimile and shall be binding upon such party in the same manner as though an originally signed copy had been delivered.

f. Each of the parties acknowledges that it has been represented by independent counsel of its own choosing, or if it has not been so represented, it has been admonished to obtain independent counsel and has freely and voluntarily waived and relinquished the right to counsel. Each party who has not obtained independent counsel acknowledges that the failure to have

independent legal counsel will not excuse such party's failure to perform under this Agreement or any agreement referred to in this Agreement.

SECTION 22. 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:

If to CITY:
City of Montebello
Attn: Raul Alvarez, City Manager
1600 West Beverly Boulevard
Montebello, CA 90640
(323) 887-1200
Email: ralvarez@montebelloca.go

With a copy to:
City of Montebello – Department Name
Attn: Name and Title of Department Head
1600 West Beverly Boulevard
Montebello, CA 90640
(323) 887-1200 ext.
Email: [ENTER EMAIL ADDRESS]

If to Consultant:
Consultant Name
Attn: _____
Address
City, CA #####
(###) ###-####
Email:

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 23. NON-DISCRIMINATION AND EQUAL OPPORTUNITY EMPLOYER.

In the performance of this Agreement, the CONSULTANT shall not discriminate against any employee, sub-consultant, or applicant for employment because of race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, mental condition or sexual orientation. The CONSULTANT will take affirmative action to ensure that sub-consultant and applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition or sexual orientation.

SECTION 24. CONFLICT OF INTEREST.

The CONSULTANT covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which may be affected by the services to be performed by the CONSULTANT under this Agreement, or which would conflict in any manner with the performance of its services hereunder. The CONSULTANT further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, the CONSULTANT shall avoid the appearance of having any interest that would conflict in any manner with the performance of its services pursuant to this Agreement.

The CONSULTANT covenants not to give or receive any compensation, monetary or otherwise, to or from the ultimate vendor(s) of services to the CITY as a result of the performance of this Agreement, or the services that may be procured by the CITY as a result of the recommendations made by the CONSULTANT. The CONSULTANT's covenant under this section shall survive the termination of this Agreement.

SECTION 25. ENTIRE AGREEMENT.

This Agreement contains the entire understanding between the CITY and the CONSULTANT. Any prior agreements, promises, negotiations or representations not expressly set forth herein are of no force or effect. Subsequent modifications to this Agreement shall be effective only if in writing and signed by each party. If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall be valid and binding.

[**SIGNATURE PAGE TO FOLLOW**]

IN WITNESS WHEREOF, the parties, through their respective authorized representatives, have executed this Agreement as of the date first written above.

("CITY")	("CONSULTANT")
CITY OF MONTEBELLO	**CONSULTANT NAME**
Raul Alvarez, City Manager	Full Name, Title

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

EXHIBITS:

- Exhibit A – Request for Proposals for Services and Contractor's Proposal
- Exhibit B – Schedule of Compensation
- Exhibit C – Labor Law Requirements [Delete if not applicable and/or continue listing Exhibits as applicable]
- Exhibit D – Live Scan Fingerprinting Requirement [Delete if not applicable and/or continue listing Exhibits as applicable]

ITEM # 21

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 ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-14 FOR SECURITY AND FIRE ALARM MONITORING, MAINTENANCE, AND REPAIR SERVICES**

DATE: May 13, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-14 for citywide security and fire alarm monitoring, maintenance, and repair services for City facilities; and
2. Take such additional, related action that may be desirable.

FISCAL IMPACT:

The contract resulting from this Request for Proposals (RFP) will be funded through the City's applicable operating and maintenance budgets, as designated for facility maintenance and public safety systems. Specific contract costs will be brought back to the City Council for approval following completion of the competitive procurement process and selection of the successful proposer.

The proposed Fiscal Year 2026-27 budget will include funding for these services at the current FY 2025-26 rate. Should additional appropriations be needed once a vendor is selected, Staff will include a budget amendment recommendation with the subsequent City Council agenda item approving the agreement for these services.

BACKGROUND/DISCUSSION:

The City of Montebello is responsible for maintaining security and fire alarm systems at multiple City-owned facilities, including administrative buildings, community centers, park facilities, and public safety locations (i.e., Fire Stations, etc.). These systems are critical to ensuring life safety, property protection, and compliance with applicable fire and building codes.

The City is seeking to initiate a competitive Request for Proposals (RFP) process to retain a qualified contractor to provide monitoring, maintenance, inspection, repair, and system support services for its fire alarm and security alarm systems.

Previously, these services have been provided under separate or expiring agreements. In order to ensure continued compliance with National Fire Protection Association (NFPA 72) standards, City Fire Prevention requirements, and applicable state regulations, the City intends to consolidate services under a single, competitively procured agreement (or multiple agreements if necessary based on system specialization).

The proposed scope of work includes, but is not limited to:

- 24-hour UL-listed central station monitoring of fire/life safety systems
- Monitoring and maintenance of security alarm systems at City facilities
- Routine inspection, testing, maintenance, and certification services
- As-needed repair services for fire and security alarm components
- System troubleshooting, upgrades, and compliance-related modifications
- Coordination with City staff for scheduling, access, and emergency response

The RFP also allows the City to award to one or more vendors depending on qualifications and system specialization.

The proposed timeline for the RFP is as follows:

- RFP Release: May 14, 2026
- Mandatory Site Walk: May 19, 2026 at 9:00 a.m. PST
- Question & Answer: May 26, 2026, at 11:00 a.m. PST
- Responses to Question & Answer: May 28, 2026, at 12:00 p.m. PST
- Proposal Due Date: June 10, 2026, 11:00 a.m. PST
- City Review of Submissions: June 15, 2026
- Notifications to Contractors: June 25, 2026
- Award Recommendation: June 24, 2026

ENVIRONMENTAL:

N/A

ANALYSIS:

Issuing RFP No. 26-14 will allow the City to competitively procure qualified contractors to provide essential fire alarm and security system services across City facilities. This procurement ensures:

- Compliance with NFPA 72 standards and applicable fire codes;
- Reliable 24-hour monitoring of life safety systems;
- Proper maintenance and timely repair of critical alarm infrastructure;
- Improved coordination and response to system failures or emergencies; and
- Fiscal accountability through competitive pricing and qualifications-based selection.

Evaluation criteria for proposals will include:

- Qualifications and experience (technical expertise and relevant public agency work)
- References and past performance
- Cost proposal and overall value
- Ability to meet response time and service requirements
- Compliance with licensing, safety, and prevailing wage requirements

Evaluation criteria for the RFP include consultant qualifications (65%), reputation and references (15%), and proposed fees (20%). The City reserves the right to conduct interviews, request supplementary information, and approve or reject proposals at its discretion.

SUMMARY:

Staff recommends that the City Council authorize issuance of RFP No. 26-14 for security and fire alarm monitoring, maintenance, and repair services. This action will ensure continued protection of City facilities, compliance with safety regulations, and efficient maintenance of critical life safety systems through a competitive and transparent procurement process.

ATTACHMENT(S)

1. Attachment A - RFP 26-14 Security Fire Alarm Monitoring

CITY OF MONTEBELLO

Request for Proposals

RFP No. 26-14

Security and Fire Alarm Monitoring, Maintenance, and Repair

Release Date: Thursday, May 14, 2026

Mandatory Site Walk: Tuesday, May 19, 2026, at 9:00 a.m. PDT (City Hall Lobby)

Question & Answers Due: Tuesday, May 26, 2026, at 11:00 a.m. PDT

Responses to Question & Answers: Thursday, May 28, 2026, at 12:00 p.m. PDT

Due Date: Wednesday, June 10, 2026, at 11:00 a.m. PDT

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TO PROSPECTIVE PROPOSERS

The City of Montebello ("City") invites proposal submissions under this Request for Proposals ("RFP"). The City will evaluate responses to this solicitation to determine qualifications. Submissions must adhere to the format and content described. Only proposals that adhere to the requirements will be evaluated. The information set forth is the minimum required to qualify for consideration. The successful Proposer will be required to enter into a Professional Services Agreement based on the specifications outlined in this RFP.

DATE OF SOLICITATION

May 14, 2026

PROJECT

Security and Fire Alarm Monitoring, Maintenance, and Repair

PROPOSAL OWNER

City of Montebello – Public Works Department
1600 West Beverly Boulevard
Montebello, CA 90640
Attn: James Coiner, Deputy Director of Public Works
Contact Phone: (323) 887-1200
Contact E-Mail: jcoiner@montebelloca.gov

PROPOSAL CONTACT

City of Montebello – Public Works Department
1600 West Beverly Boulevard
Montebello, CA 90640
Attn: Vanessa Ramos, Administrative Manager
Contact Phone: (323) 887-1200
Contact E-Mail: varamos@montebelloca.gov

Any questions about this RFP should be submitted via the City's PlanetBids Portal by Tuesday, May 26, 2026, at 11:00 a.m. PST. Prospective Contractors must register their business with PlanetBids before being able to view or submit a response. To access the City's PlanetBids Portal, please go to:

https://www.montebelloca.gov/cms/one.aspx?portalId=58756&pageId=84839

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Appendix A – Proposal Content and Format
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1.0 Notice Inviting Proposals

The City of Montebello (the "City") is seeking proposals from qualified contractors or firms to provide security and fire alarm monitoring, maintenance, and repair services at various City-owned facilities. This initiative aims to ensure that all alarm systems are properly maintained, fully operational, and compliant with applicable safety standards, including NFPA 72 and City Fire Prevention Standards. The selected contractor will assist the City in maintaining reliable fire life safety and security systems.

To view the complete RFP package, please visit:

https://www.montebelloca.gov/cms/one.aspx?portalId=58756&pageId=84839

Prospective contractors must register with PlanetBids before being able to view or submit a response.

Questions must be submitted by Tuesday**, May 26, 2026, at 11:00 a.m. PST.**

**********QUESTIONS MUST BE SUBMITTED VIA PLANETBIDS********

Proposals must be submitted via PlanetBids by **Wednesday, June 10, 2026, at 11:00 a.m. PST.**

Responses will be evaluated to determine the contractor that is the most qualified and responsive to the requirements. Responses must adhere to the format and content described. The City reserves the right to accept or reject any and all proposals.

2.0 Introduction

The City of Montebello invites qualified contractors to submit proposals for professional services to provide security and fire alarm monitoring, maintenance, and repair services. The selected contractor will perform system monitoring, routine maintenance, inspections, repairs, and installation of security alarm systems where needed. The contractor will ensure all work is performed in compliance with City standards, NFPA 72 requirements, and applicable federal, state, and local regulations, while coordinating with City staff to ensure minimal disruption to operations.

About the City of Montebello

Montebello ("beautiful mountain" in Spanish and Italian) is a city in the County of Los Angeles. Founded in 1899 and incorporated in 1920, the City is an 8.37 square mile General Law City located approximately 11 miles east of Downtown Los Angeles. Currently, the City has a population of approximately 63,000 residents. It hosts a mix of various industries that represent the business diversity of the County of Los Angeles. It is a full-service City that provides a long list of services, employing approximately 600 full-time and part-time employees in public safety, transit, and non-safety functions.

3.0 Timeline

- Release RFP — Thursday, May 14, 2026
- Mandatory Site Walk — Tuesday, May 19, 2026, 9:00 a.m. PST
- Online Q&A Deadline — Tuesday, May 26, 2026,11 a.m. PST
- Responses to Q&A Deadline — Thursday, May 28, 2026, 12:00 p.m. PST
- Deadline to Submit Responses — Wednesday, June 10, 2026 at 11 a.m. PST
- City Review of Submissions — Thursday, June 11, 2026
- Notifications Sent to Contractors — Thursday, June 25, 2026
- Award — Wednesday, June 24, 2026

4.0 Purpose

The purpose of this solicitation is to identify a highly qualified Contractor to provide security and fire alarm monitoring, maintenance, and repair services. The City is seeking proposals from qualified contractors to ensure all alarm systems are properly maintained, compliant, and fully operational across City facilities. The City is committed to maintaining safe and reliable fire life safety and security systems. This project will ensure proper monitoring, timely repairs, and routine maintenance of alarm systems to meet applicable regulatory requirements and industry standards.

5.0 Scope of Work/Services

The selected contractor, working under the direction of staff from the City's Public Works Department, will bring the necessary expertise to provide on-call citywide fire alarm system inspection, testing, maintenance, repair, and monitoring services. The contractor will ensure all work is performed in compliance with City standards, approved plans, and applicable federal, state, and local fire and life safety codes and regulations.

The Scope of Services shall include, but is not limited to, performing the following tasks:

1. Kick-Off Meeting and Ongoing Project Management

- Conduct an initial meeting with key City staff to review project goals, schedules, system inventories, and requirements, and to address any questions or special needs.
- Schedule and hold regular progress meetings with City staff to monitor ongoing work, discuss upcoming tasks, and ensure coordination with other City operations.

2. Coordination and Communication

- Coordinate with City staff to schedule inspections, testing, and maintenance activities in a manner that minimizes disruption to City operations and building occupants.
- Provide advance notice to affected facilities and personnel regarding planned work, system testing, or temporary impairments.
- Prepare and submit any required notices, reports, or documentation to City staff for review and approval prior to implementation.

3. Fire Alarm Inspection, Testing, and Maintenance Services

- Perform routine inspection, testing, and preventative maintenance of fire alarm systems in accordance with applicable codes (e.g., NFPA 72) and manufacturer recommendations.
- Inspect and test all system components, including but not limited to control panels, initiating devices (smoke detectors, pull stations), notification appliances (horns, strobes), communication devices, and power supplies.
- Provide battery testing and replacement, sensitivity testing of detectors, and verification of system functionality.
- Maintain accurate records of all inspections, testing results, and maintenance activities.

4. Repair and Emergency Services

- Diagnose and repair system deficiencies, malfunctions, or failures identified during inspections or reported by the City.
- Provide on-call and emergency response services, with timely response to system failures or urgent issues.
- Replace defective or obsolete components with compatible and code-compliant equipment.
- Coordinate with City staff prior to performing any major repairs or replacements.

5. Quality Assurance and Compliance

- Ensure all work meets City standards, approved plans, and applicable federal, state, and local fire and life safety regulations.
- Maintain compliance with all applicable codes, including but not limited to NFPA standards, California Fire Code, and local ordinances.
- Document completed work with inspection reports, deficiency logs, and corrective action summaries as required by the City.

6. Reporting and Documentation

- Provide detailed records of work performed, including system locations, inspection results, deficiencies identified, and corrective actions taken, in a format acceptable to the City.
- Submit itemized monthly billing and service reports aligned with the approved cost proposal.
- Maintain documentation required for regulatory compliance and audits.

7. Coordination for City Inspections

- Coordinate with City staff and fire authorities for periodic inspections and compliance reviews.
- Address any deficiencies or corrective actions identified by City staff or regulatory agencies in a timely manner.

8. Project Closeout

- Ensure all work areas are properly cleaned and restored following service or repair activities.
- Provide final reports documenting completed work, system status, and any outstanding recommendations for system improvements or upgrades.

6.0 Contractor Qualifications

The selected contractor must have the following minimum qualifications:

- A skilled and professional team, with clearly defined roles and responsibilities, capable of delivering high-quality fire alarm system services.

- Demonstrated experience in fire alarm system inspection, testing, maintenance, repair, and monitoring services for facilities similar in size and complexity to those owned by the City.

- Possession of a valid and current State of California contractor's license appropriate for fire alarm system work (e.g., C-10 Electrical Contractor license or equivalent).

- Relevant certifications for personnel performing the work, such as NICET (National Institute for Certification in Engineering Technologies) certification in fire alarm systems or equivalent qualifications.

- Demonstrated knowledge of applicable federal, state, and local codes and regulations, including but not limited to NFPA 72 (National Fire Alarm and Signaling Code), California Fire Code, and other applicable standards.

- Significant experience working with public agencies or local government entities.

- Demonstrated ability to prepare and maintain accurate inspection reports, testing documentation, and compliance records.

- Proven record of completing tasks and projects on-time and within budget.

- Ability to provide on-call and emergency response services, including timely response to system failures or urgent service requests.

- Flexibility in adapting to meet the needs of the City and its facilities.

Background Check
Contractor representatives working on-site and in some remote capacities will be required to undergo a background check conducted by the City.

7.0 Proposal submittal
Please review Appendix A - Proposal Format and Content, attached hereto and incorporated herein by this reference, for specific details regarding the information that

needs to be included in your submission. Failure to provide all requested information may be considered “non-responsive” and rejected.

Responses to this RFP must be submitted electronically via the City’s PlanetBids Portal by the deadline. Any responses transmitted and/or time-stamped after the deadline will not be accepted. Contractors planning to submit responses to this request are highly encouraged to submit all documentation before the deadline to avoid technical difficulties/errors.

8.0 Evaluation Criteria

The City will establish an evaluation committee to review and rate each proposal. The proposal evaluation process will be conducted using a multi-step method which will include the following steps:

A. **Preliminary Proposal Review** - The evaluation committee will review each submission to ensure adherence to the minimum/proposal format requirements.

B. **Proposal Evaluation** - In the second part of this process, the evaluation committee will review and rate proposals using a combined score based on the following:

i. Qualifications as they relate to this RFP - 65%
   a. Thoroughness and understanding of the tasks to be completed
   b. Background and experience
   c. Knowledge of the City of Montebello
   d. Experience of personnel assigned to the work
   e. Communication Skills
   f. Interview, if required

ii. Reputation for integrity and competence – 15%
   a. Positive Reference Checks
   b. Work Samples

iii. Proposed fees for services – 20%

The City reserves the right to request and obtain, from one or more proposers, supplementary information as may be necessary for the City to analyze the proposal pursuant to selection criteria. Upon completion of the evaluation phase, the City may select those Contractors for interviews whose proposals and qualifications most closely conform to the requirements of this RFP and provide the best value to the City.

9.0 Protest Procedures

Proposal Protest Procedures (Before Proposal Opening)

A protest filed before the proposal opening must be filed in writing or by email no later than ten (10) working days before opening. The most common types of protest that might be filed before a proposal opening include those based upon restrictive specifications or alleged improprieties in any solicitation that is apparent before the scheduled proposal opening.

When a protest is filed before a scheduled proposal opening, certain steps must be followed:

A. The protest must be submitted in writing within the specified time frame (no later than ten (10) working days prior to a proposal opening). All protests must be filed with the Director of Finance for determination. Protest must be submitted to the Director of Finance by mail or e-mail within the specified time frame. Protests can be sent to:

   Mail:
   Michael Solorza, Director of Finance
   City of Montebello
   Attn: Department of Finance
   1600 W. Beverly Blvd
   Montebello, CA 90640

   or

   E-mail:
   msolorza@montebelloca.gov

B. The protest must contain factual and legal reason(s) and should recommend a proposed remedy. Nevertheless, it should be noted that the City reserves the right not to implement the proposed remedy but to offer alternative solutions where applicable.

C. Where appropriate, the City will hold an informal conference on the merits of a protest with all interested parties allowed to attend. Interested parties may include all proposers, subcontractors, or suppliers, provided they have a substantial economic interest in a portion of the RFP.

D. All potential proposers will be advised of a pending protest.

E. The City shall not open proposals prior to the resolution of the protest unless it is determined that:

- The items to be procured are urgently required;
- Delivery or performance will be unduly delayed by failure to make the award promptly; or
- Failure to make a prompt award will otherwise cause undue harm to the City.

The City will respond in writing within ten (10) working days after receipt of a properly filed protest. The Director of Finance will respond and include a response to each substantive issue raised in the protest.

After the exhaustion of administrative remedies, the protesting party will be given the City's final decision. The Director of Finance has the authority to decide on all protests.

Proposal Protest Procedures (After Proposal Opening/Post Award)
A protest filed after a proposal deadline must be filed within three (3) working days after the proposal deadline/due date. The City will grant the protesting Contractor a fair review and shall have up to ten (10) working days to review the protest and render its decision.

10.0 Execution of Agreement
The resulting agreement (see attached sample) shall be signed by the successful Contractor and returned within the required insurance within ten (10) business days after the City has provided written notice that the Contractor has been awarded. Failure to execute the agreement and file acceptable insurance documents as provided herein shall cause, at the City's option, for annulment of the award. Please review the insurance requirements and indemnification clause in the attached sample agreement.

Should the successful Contractor decline to execute the agreement, the City can either reject all proposals, accept one of the other proposals, or issue a new solicitation.

11.0 Insurance
The Contractor selected must meet the following minimum insurance requirements upon execution of the City's Professional Services Agreement:

A. **Commercial General Liability**
Commercial General Liability (CGL) (equivalent in coverage scope to Insurance Services Office, Inc. Form CG 00 01) shall cover on an "occurrence" basis for bodily injury and property damage, including premise-operations, products-completed, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury, and advertising injury with limits no less than $1,000,000 per occurrence and $2,000,000 aggregate.

If requested, the "City of Montebello, its officials, employees, and agents" must be separately endorsed to the policy as additional insureds on an endorsement equivalent to the Insurance Services Office, Inc. Form CG 20 10 11 85 of CG 20 26 1185.

B. **Business Automobile Liability**
For owned vehicles, hired, and non-owned vehicles, Insurance Services Office Form CA 00 01 covering, Code 1 (any auto), or if the Contractor has not owned autos, Code 8 (hired) and 9 (non-owned) with a limit no less than $1,000,000 per accident for bodily injury and property damage.

If an automobile is not necessary to perform services, the Firm must submit a written request for a waiver of this requirement.

C. **Professional Liability or Errors and Omissions**
Depending on the work or services to be performed, professional liability or errors and omissions liability insurance may be required. The City will require the Contractor to provide professional liability or errors and omissions liability insurance in an amount not less than $1,000,000 per occurrence or claim, $2,000,000 aggregate. Architects' and engineers' coverage shall be endorsed to include contractual liability.

D. **Workers' Compensation and Employer's Liability**
Workers' compensation as required by the California Labor Code and Employer's Liability in an amount not less than $1,000,000 per accident for bodily injury or disease.

Required Insurance Documentation

Certificate of Insurance
The Certificate Holder must be listed as follows:
City of Montebello

1600 West Beverly Boulevard
Montebello, CA 90640

Endorsements (if requested)
In addition to the Certificate of Insurance, the Contractor must provide the following endorsements:

Additional insured endorsements to the general liability and auto liability* insurance policies. The "City of Montebello, its officials, employees, and agents" must be endorsed to the Contractor's general liability policy as well as the auto liability policy as additional insureds on an endorsement equivalent to ISO forms CG 20 10 11 85 or CG 20 26 11 85.

Cancellation notice endorsements. Each policy must be endorsed to certify that it will not be canceled or non-renewed by either party or reduced in coverage or limits (except by paid claims) unless the insurer has provided the City with thirty (30) days prior written notice of cancellation (ten (10) days for cancellation due to nonpayment of premium is acceptable).

Primary, non-contributory coverage endorsements. The general liability and professional liability (if required) policies must be endorsed to provide that each policy shall apply on a primary, non-contributing basis with any insurance or self-insurance, primary or excess, maintained by or available to the City or its officials, employees, and agents.

Waiver and Modifications of Insurance Requirements
To the extent permitted by law, the City may modify these insurance requirements at any time and at its sole discretion.

In general, any contract deemed sole source, professional/professional services, involves the disclosure of proprietary information, and/or a public works project may require revisions to the City's standard insurance requirements. Any revisions to the insurance requirements will be identified within the associated service contract terms and conditions.

Contractors may request a waiver or modification of these insurance requirements. Waiver or modification requests must be submitted in writing. The request should state the specific insurance requirement that is being considered for waiver or modification and provide a brief explanation for the request. Requests will be reviewed on a case-by-

case basis, and the decision will ultimately depend on the scope of services. The final decision to approve or deny a request will be at the City's legal authority and/or an authorized designee's discretion.

12.0 Use of Federal Funds

The project is funded through a Sustainable Communities Grants from Caltrans which requires compliance with certain federal regulations. The United States Federal Government requires purchases of items and services to meet specific standards when using Federal funds, including grants, cooperative agreements, contracts, and Federal funds "passed-through" to the City from a non-Federal entity (i.e., sub-recipient agreements). These requirements are codified under the Code of Federal Regulation's (CFR) Title 2, Subtitle A, Chapter II, Part 200 (also referred to as "2 CFR 200" or "Uniform Guidance") and the Federal Acquisition Regulations (FAR), as applicable.

The following standards apply to all purchases of items and services using Federal funds:

- Transactions shall be conducted lawfully and ethically
- Unnecessary/duplicative purchases are not permitted
- Utilizing a Contractor or supplier on the U.S. Federal Government's Debarred and Suspended List (available at SAM.gov) is prohibited
- All individuals involved in the expenditure of federal monies must avoid any actual or apparent conflict of interest
- Procurement transactions must be conducted in a manner providing full and open competition
- Opportunities should be provided to minority businesses, women's business enterprises, and labor surplus area firms when possible
- Contracts and purchase orders should include the contract provisions required by 2 CFR 200 Appendix A
- Purchases of goods and services must include documentation detailing the procurement history

In addition to Federal standards, purchases must adhere to applicable local policies and procedures as defined in Montebello Municipal Code Chapters 3.20 and 3.21 and any relevant administrative policies. The most restrictive terms prevail when a conflict is present.

13.0 Non-Commitment of City

While the City intends to select a Contractor through this process, this intention is

subject to change at any time during the process. The City does not commit to awarding an agreement, paying any costs incurred in preparing the proposal for this request, and/or procuring or contracting any items or services.

14.0 Labor Requirements

A. **Background:** All personnel engaged in the performance of this work shall be employees of the Contractor and, as such, shall be warranted to possess sufficient experience and reliability to perform this work.

B. **Health:** All personnel engaged in the performance of this work shall be in good health and free of contagious diseases. The Contractor shall not allow any person(s) under the influence of alcohol or drugs on the premises or in the building. Neither shall the Contractor allow the use of or presence of alcohol or drugs on the premises or in the building.

C. **Non-Discrimination:** The Contractor shall not engage in discrimination in the employment of persons because of race, color, national origin, ancestry, mental/physical disabilities, sex, or religion of such persons.

D. **Conduct:** No person(s) shall be employed for this work that is found to be incompetent, disorderly, and troublesome, under the influence of alcohol and drugs, which fails or otherwise refuses to perform the work properly and acceptably or is otherwise objectionable. Any person found to be objectionable shall be discharged immediately and not re-employed for this work.

15.0 Records

The Contractor agrees to permit the City Manager or designee access to records, reports, files, and other papers or property of the Contractor to audit any performance aspect under this agreement.

16.0 Subcontractors

The Contractor shall be responsible for all work performed under the final agreement and shall keep all work under his control. No portion of the work may be subcontracted without the prior written consent of the City. All subcontractors used on this work shall be under the direct supervision of the Contractor and shall be considered as their employees. Any approved subcontractors must provide insurance indemnifying the City with limits at or exceeding the limits of the Contractor's insurance.

17.0 Modifications/Changes
Changes in the areas serviced and/or specifications may be necessary during the agreement term. Changes in the agreement's requirements and corresponding changes in compensation may be implemented upon mutual understanding between the City and the Contractor. These changes will be processed by the City Manager.

18.0 Disclosure of Information

A. The Contractor agrees that it will not during or after the term of the agreement, disclose any proprietary information or confidential business information of the City, including but not limited to its costs, charges, operating procedures, or methods of doing business to any person, Contractor, corporation, association, or other entity or the general public for any reason or purpose whatsoever, without the prior written consent of the City. Such confidential or proprietary information received by the Contractor shall be used exclusively in connection with the performance of services.

B. The Contractor shall not issue or release for publication any articles, advertising, or publicity matters relating to the services performed by the Contractor hereunder or mentioning or implying the name of the City or its respective personnel without the prior written consent of the City.

19.0 Ex-Parte Communications
Contractor and Contractor representatives should not engage in unauthorized communications with elected officials, officers, employees, or agents of the City about this RFP. This requirement also includes any evaluation panel member, except for designated RFP facilitators. This requirement remains in effect until after award notifications have been made.

This restriction does not prohibit Contractors and their representatives from making oral statements or presentations to City representatives during a scheduled public meeting.

20.0 City of Montebello Rights
At its discretion, the City reserves the right to:

A. Reject any and/or all proposals for no reason or any reason including, but not limited to, the following:

i. The proposal is incomplete, non-responsive, obscure, irregular, or lacking necessary detail and specificity.
ii. The Contractor, in the sole judgment of the City, lacks the qualifications,

experience, and/or responsibility necessary to provide the services.

iii. The Contractor failed or neglected to complete and submit any information within the time specified by the City and as may be otherwise required herein.

B. Reject any proposal that, in the opinion of the City, is so unbalanced in comparison to other proposals received and/or to the City's internal estimates that it does not accurately reflect the cost to perform;

C. Accept all or any part of a proposal;

D. Cancel the entire RFP;

E. Issue subsequent RFPs; or

F. Waive any errors or informalities in any proposal to the extent law permits.

Please review:

Appendix A – Proposal Content and Format

Appendix B – Cost Proposal

Appendix C – Reference Sheet

Appendix D – Security System Details

Appendix E – Current Fire Alarm Panel Information

Appendix F – Sample PSA

Appendix "A"

Proposal Content and Format

Proposal Content

The contractor shall be responsible for preparing a compelling, clear, and concise proposal. The City is requesting landscape maintenance services, which contains at a minimum the following information:

1. **Letter of Interest -** Please include a letter expressing your interest in being considered for the project. Include a statement regarding the vendor's availability to dedicate time, personnel, and resources to this effort. The letter of interest must include a commitment to the availability of the vendor and all key project staff during the planning period and a proposed schedule designed to meet the City's needs for the project.

2. **Project Understanding and Approach** - Please include a statement demonstrating your understanding of the proposed project. Describe your general approach to completing the project successfully, methodologies and technologies you would employ, key milestones and processes you would employ. Describe what information you would expect the City to supply.

3. **Relevant Experience** - Please include information describing your experience providing similar services for public agencies. Provide a minimum of three (3) specific examples of relevant experience. At a minimum, the contractor should provide a list of the most recent contracts (i.e., completed within the last five (5) years is preferred, but samples outside of this timeframe will be accepted if relevant) for which the contractor has performed similar services of similar size, scope, and complexity.

   Using Appendix C – References, please provide details regarding each reference. This should include the name, contact person, address, phone number, and e-mail address of each party for whom the service was provided, as well as a description of the service performed, the dollar amount of the contract, and the date of performance. The City may contact the individual listed at its discretion. Resumes may also be included in this section for any key staff associated with project.

4. **Proposed Scope of Services** - Please provide a proposed Scope of Services, based on the Scope of Work contained in this RFP; and discuss any ideas for modifying, clarifying, or improving the City's proposed scope of work. Provide a realistic working schedule with key deliverables, milestones, and tasks.

5. **Conflict of Interest Statement –** The contractor shall disclose any financial, business, or other relationship with the City that may have an impact upon the selection process. If the vendor does not have any such conflicts, a statement declaring such should be included in their submission.

6. **Cost Proposal –** Cost proposal should include the following:

   Total All-Inclusive Not-To-Exceed Maximum Price: The cost proposal should contain all pricing information relative to performing the scope of work as described in this RFP. The total all-inclusive maximum not-to-exceed price is to contain all direct and indirect costs, including all out-of-pocket expenses.

   Rates for Additional Services: If it should become necessary for the City to request the successful vendor to render additional services to either supplement services requested in this RFP or to perform any additional work as a result of the specific recommendations included in any report issued resulting from this engagement, then such additional work shall be performed only if set forth in an addendum to the contract between the City and the contractor. Any such additional work would be performed at the same rates submitted in the dollar cost bid unless otherwise noted in the proposal.

All proposals must be submitted using the PlanetBids Portal by Wednesday, June 10, 2026, at 11:00 AM PDT. It is highly encouraged that proposals are submitted ahead of the deadline to avoid any technical difficulties that might be encountered while using the portal.

Proposal Format

To facilitate the evaluation process, all responses are required to adhere to the following format requirements. The City strongly encourages respondents to thoroughly review their proposals prior to submission to ensure they adhere to the requirements. If the proposal is not formatted or does not include all the listed items/sections, it may be deemed non-responsive.

Responses shall not exceed thirty (30) pages when printed on 8-½ -inch by 11-inch paper. Font Times New Roman Font (preferred), 12pt font size. The thirty (30) page-requirement does **not** include cover letter/letter of transmittal, or any items included as additional attachments. Proposals should also include the following:

1. Title Page showing the request for proposals subject; the vendor's name; the name, address, email and telephone number of the contact person; and the date of the proposal.

2. Table of Contents identifying the items/section listed in the "Proposal Content and Format" section of this RFP.

3. Detailed proposal following the order set forth in the "Proposal Content and Format" of this RFP.

Appendix "B"
Cost Proposal RFP No. 26-14
Security and Fire Alarm Monitoring, Maintenance, and Repair

City Facility	Current Fire Alarm	Needs Security System	Year 1 Annual Cost	Year 2 Annual Cost	Year 3 Annual Cost
City Hall	X	X	$	$	$
Acuna Park Office	X	X	$	$	$
City Park Cabin		X	$	$	$
Cathy Hensel Youth Center	X	X	$	$	$
George Hensel Aquatic Center		X	$	$	$
Senior Center North Wing	X	X	$	$	$
Senior Center South Wing	(same system as above)	X	$	$	$
Bicknell Scout House		X	$	$	$
Grant Rea Park Rec Building		X	$	$	$
Grant Rea Park Community Center Building		X	$	$	$
Holifield Park Community Room	X	X	$	$	$
Holifield Park Resource Center		X	$	$	$
Potrero Heights Rec Building		X	$	$	$

Reggie Rodriguez Park Community Room	X	X	$	$	$
Sanchez Adobe Museum		X	$	$	$
Transit Department	X	X	$	$	$
Police Department	X		$	$	$
Public Works Corporate Yard	X	X	$	$	$
Fire Station 56	X		$	$	$
Taylor Ranch Barn		X	$	$	$

TOTAL:

_____

Year 1 Annual Cost Year 2 Annual Cost Year 3 Annual Cost

Security and Fire Alarm Monitoring, Maintenance, and Repair

As-Needed Services Cost Proposal

Service Type	Fixed Hourly Rate
Repair Work to City Owned Fire System	$ /hour
Installation Rate for New Equipment	$ /hour
Material Markup	%

Fuel, travel, or any other miscellaneous costs will not be reimbursed. Materials Markup is the percent added to the actual wholesale (no retail pricing will be accepted) cost of materials or special equipment rental. Proof of material costs will be required.

For this quotation to be valid, this sheet must be signed.

_____ _____

Company Name Representative's Name

_____ _____

Signature Date

Appendix "C"

Reference Sheet

Security and Fire Alarm Monitoring, Maintenance, and Repair

Entity Name _____

Business Address _____

Name of Contact _____

Title Contact _____

Telephone Number of Contact _____

Email of Contact _____

Description of Project _____

Date of Service _____

Entity Name _____

Business Address _____

Name of Contact _____

Title Contact _____

Telephone Number of Contact _____

Email of Contact _____

Description of Project _____

Date of Service _____

Entity Name _____

Business Address _____

Name of Contact _____

Title Contact _____

Telephone Number of Contact_____

Email of Contact _____

Description of Project_____

Date of Service_____

"Appendix D"
Security System Details

The City of Montebello is seeking to install security systems at various City facilities. The City is seeking Napco Starlink wireless security system or equal alternative with remote capabilities, keypads, motion sensors, window sensors, and door entry sensors. The chart below details the equipment needed at each location.

City Facility	Panels	Door Entry Sensors	Motion Sensors	Glass Sensors
City Hall 1600 W Beverly Blvd.	2	6	6	4
Acuna Park Office 1700 W Victoria Ave.	1	5	4	0
City Park Cabin 1301 W Whittier Blvd.	1	1	1	0
Cathy Hensel Youth Center 115 S Taylor Ave.	2	10	4	2
George Hensel Aquatic Center 1300 W Olympic Blvd.	1	4	6	0
Senior Center North Wing 115 S Taylor Ave.	2	6	4	0
Senior Center South Wing 115 S Taylor Ave.	1	6	4	0
Bicknell Scout House 901 Bella Verde Dr.	1	2	1	0

Grant Rea Park Rec Building 600 Rea Dr.	1	2	1	0
Grant Rea Park Community Center Building 600 Rea Dr.	2	2	1	0
Holifield Park Community Room 1134 Greenwood Ave.	1	3	4	2
Holifield Park Resource Center 1134 Greenwood Ave.	1	1	1	0
Potrero Heights Rec Building 8051 Arroyo Dr.	1	2	2	0
Reggie Rodriguez Park Community Room 200 W Mines Ave.	2	5	6	0
Sanchez Adobe Museum 946 N Adobe Ave.	1	7	2	0
Transit Department 400 S Taylor Ave.	2	14	14	4
Public Works Corporate Yard 311 S Greenwood Ave.	1	3	2	2
Taylor Ranch Barn 737 N Montebello Blvd.	1	1	1	0

"Appendix E"
Current Fire Alarm Panel Information

City Facility	Product	Manufacturer	Model #
City Hall 1600 W Beverly Blvd.	Silent Night	Honeywell	SK-5208
Acuna Park Office 1700 W Victoria Ave.	Silent Night	Honeywell	5808
Cathy Hensel Youth Center 115 S Taylor Ave.	Notifier	Pittway Corporation	AFP-200
Senior Center 115 S Taylor Ave.	Notifier	Pittway Corporation	AFP-200
Holifield Park Community Room 1134 Greenwood Ave.	Silent Night	Honeywell	5700
Reggie Rodriguez Park Community Room 200 W Mines Ave.	Silent Night	Honeywell	SK-5208
Transit Department 400 S Taylor Ave.	Fire-Lite	Honeywell	MS-10UD
Police Department 1600 W Beverly Blvd.	Notifier	Pittway Corporation	----------
Fire Station 56 1166 S Greenwood Ave.	----------	FCI	FC-72
Public Works Corporate Yard 311 S Greenwood Ave.	Silent Night	Honeywell	----------
Golf Cart Room/Pro Shop 88 Topgolf Dr.	----------	----------	----------

Appendix “F”

Sample PSA

CITY OF MONTEBELLO

PROFESSIONAL SERVICES AGREEMENT NO. _____
WITH CONSULTANT NAME

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into on **_____, 202X** ("Effective Date"), by and between the CITY OF MONTEBELLO, a California municipal corporation (the "CITY") and Consultant Name (the "CONSULTANT"). The CITY and the CONSULTANT are sometimes referred to herein individual as the "Party," and jointly as the "Parties."

RECITALS

WHEREAS, the CITY desires to retain a qualified professional consultant to provide Public Records Request Software services in the CITY; and

WHEREAS, the CONSULTANT represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

NOW THEREFORE, in consideration of performance by the Parties of the covenants and conditions herein contained, the Parties hereto agree as follows:

SECTION 1. INCORPORATION OF RECITALS AND OTHER CONTRACT DOCUMENTS

a. The above-referenced Recitals constitute a material part hereof and shall hereby be incorporated by reference. Moreover, this Agreement consists of the following documents, in order of precedence, all of which are incorporated herein and made part of this Agreement, as though fully set forth herein:

1. This Agreement and its Exhibits, including any and all addenda or supplemental agreements.
2. Proposal referenced and Best Final Offer received by the successful proposer.
3. All other documents, including but not limited to all applicable bonds, insurance certificates, notices, schedules, forms, certifications, and affidavits.

b. These documents shall be collectively referred to herein as the "Contract Documents." In the event of a conflict among the Contract Documents, the order of precedence list above shall apply.

SECTION 2. SERVICES / COMPENSATION.

a. All terms, conditions, requirements, and provisions of the Request for Proposals for _____ in the City of Montebello (insert date issued) ("Request for Proposals"), as such is set forth fully in **Exhibit "A**" hereto, are hereby incorporated fully herein by this reference and shall be binding on the Parties. To the extent of a conflict between the terms of this Agreement and that set forth in any exhibits or attachments hereto, the terms of this Agreement shall govern.

b. The CONSULTANT shall provide to the CITY all labor, equipment, materials and incidental necessary to provide _____ services as set forth fully in the Request for Proposals, as such is set forth fully in **Exhibit "A**" hereto and incorporated fully herein by this reference (hereinafter "Professional Services").

c. The CONSULTANT shall be compensated for performance of the Professional Services as set forth in the Schedule of Compensation attached hereto as **Exhibit "B"** and incorporated fully herein by this reference ("Compensation"). The CONSULTANT shall provide an itemized billing statement to the CITY each month for Professional Services performed. The CONSULTANT shall no incur fees or costs which exceed the Compensation without the prior written consent of the CITY.

SECTION 3. TERM.

a. This Agreement shall commence upon issuance of a written "Notice to Proceed" (as further defined below) by the CITY and shall expire three (3) years from the Effective Date, unless terminated earlier as hereinafter provided. This Agreement may be extended for up to two (2) one-year extensions 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 issued by CITY's applicable, department head.

SECTION 4. PERFORMANCE.

a. The CONSULTANT shall at all times, faithfully, competently, and to the best of its ability, experience, and talent, perform all tasks described herein.

b. The CONSULTANT shall employ, at a minimum, generally accepted standards and practices utilized by companies engaged in providing similar services, as are required of Consultant hereunder, in meeting its obligations under this Agreement.

c. The CONSULTANT shall be knowledgeable of and subject to all CITY ordinances, rules and regulations, standard operating procedures, and the supervisory chain of command.

d. The CONSULTANT shall have the right to retain, subject to the CITY's approval, additional individuals, consultants or subconsultants to assist in the completion of services as herein defined. Compensation for additional individuals, consultants or subconsultants shall be the sole and exclusive responsibility of the CONSULTANT.

e. The CONSULTANT shall retain all original reports, field and office notes, correspondence, calculations, maps, and other documents specifically related to the services provided by the CONSULTANT pursuant to this Agreement, other than documents which are exempt from disclosure pursuant to the attorney-client privilege or any other law. Said documents shall be made available for inspection by the CITY upon request.

SECTION 5. WORK PRODUCT.

a. The CONSULTANT hereby agrees that all work product produced pursuant to this Agreement, and provided to the CITY during and upon completion of this Agreement, shall be the property of the CITY, and ownership of said work product shall be retained by the CITY. The CONSULTANT may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by the CONSULTANT.

b. All data, documents, discussion, or other information developed or received by the CONSULTANT or provided for performance of this Agreement are deemed confidential and shall not be disclosed by the CONSULTANT without prior written consent by the CITY. The CITY shall grant such consent if disclosure is legally required. All such written products shall be returned to the CITY upon the termination or expiration of this Agreement. The CONSULTANT agrees that the covenants contained in this Section shall survive the expiration or termination of this Agreement.

SECTION 6. EXTRA SERVICES.

No extra services over and above the Compensation shall be rendered by the CONSULTANT under this Agreement unless such extra services first shall have been duly authorized in writing by the CITY's City Manager (the "City Manager").

SECTION 7. CITY SUPERVISION.

The City Manager shall have the right of general supervision of all work performed by the CONSULTANT and shall be the CITY's agent with respect to obtaining the CONSULTANT's compliance hereunder. No payment for services rendered under this Agreement shall be made without the prior approval of the City Manager.

SECTION 8. TERMINATION.

In the event that either Party hereto fails or refuses to perform any of the provisions of this Agreement at the time and in the manner required, the non-defaulting party shall give the defaulting party written notice of the default, the nature of the default, and of the steps necessary to cure the default.

a. Termination for Cause. In the event that any of the provisions of the Agreement are violated by either party, the non-defaulting Party may terminate the Agreement by serving written notice upon the other Party, listing the violation(s) and its intent to terminate such Agreement unless within ten (10) days after the serving of such notice, such violation shall cease or be rectified, the contract shall upon the expiration of an additional thirty (30) days cease and terminate. Violations by the CONSULTANT which cannot be corrected within ten (10) days, said contract shall at the option of the CITY cease and terminate upon the giving of like notice. In the event of any such termination for default by the CONSULTANT, the CITY may take over the work and prosecute the same to completion by contract or otherwise for the account and at the expense of the CONSULTANT. The CONSULTANT and his sureties shall be liable to the CITY for any excess cost occasioned in the event of any such termination. This change shall not be construed to prevent the termination, for other causes authorized by law or other provisions of this contract. In the event of a termination for cause, the CONSULTANT shall only be entitled to

the Compensation for those Professional Services satisfactory performed on or before the effective date of termination.

b. Termination for Convenience. The CITY shall have the option, at its sole discretion and without cause, to terminate this Agreement in whole, or in part, by giving ten (10) business days' written notice to the CONSULTANT. Upon the termination of this Agreement as provided herein, the CITY shall provide to the CONSULTANT the part of Compensation which would otherwise be payable to the CONSULTANT for services the CONSULTANT had completed as of the date of termination, less the amount of all previous payment with respect to the Compensation. Further, upon such a termination for convenience by the CITY, the Parties agree that the CONSULTANT shall be reimbursed for any "non-refundable" costs that the CONSULTANT has incurred for its services under this Agreement, provided that: (1) such "non- refundable" costs were incurred by the CONSULTANT prior to the date of termination, and (2) that the CONSULTANT provides the CITY with adequate proof that the CONSULTANT incurred the costs, and is unable to be seek a refund for such costs. Such "non-refundable" costs may include, but are not limited to, travel reservations incurred by the CONSULTANT for its performance of services under this Agreement. The CONSULTANT agrees to cease all work under this Agreement on or before the effective date of any notice of termination.

SECTION 9. EMPLOYMENT OF CITY EMPLOYEES.

No regular employee of the CITY shall be employed by the CONSULTANT during the term of this Agreement.

SECTION 10. NON-LIABILITY OF CITY OFFICIALS AND EMPLOYEES.

No official or employee of the CITY shall be personally liable to the CONSULTANT in the event of any default or breach by the CITY, or for any amount which may become due to the CONSULTANT.

SECTION 11. INDEPENDENT CONSULTANT.

a. The CONSULTANT is and shall, at all times, remain as to the CITY a wholly independent consultant. Neither the CITY nor any of its elected officials, officers, employees, or agents shall have control over the conduct of the CONSULTANT except as expressly set forth in this Agreement. The CONSULTANT shall not at any time or in any manner represent that he or she is in any manner an elected official, officer, employee, or agent of the CITY. No employee benefits shall be available to the CONSULTANT in connection with the performance of this Agreement. Except as provided in this Agreement, the CITY shall not pay salary, wages, or other compensation to the CONSULTANT for performance hereunder for the CITY, the CITY shall not be liable for compensation to the CONSULTANT, the CONSULTANT's employees or the CONSULTANT's subconsultants for injury or sickness arising out of performing services hereunder.

b. The parties further acknowledge and agree that nothing in this Agreement shall create or be construed to create a partnership, joint venture, employment relationship or any other relationship except as set forth in this Agreement.

c. The CITY shall not deduct from the Compensation paid to the

CONSULTANT any sums required for Social Security, withholding taxes, FICA, state disability insurance or any other federal, state or local tax or charge which may or may not be in effect or hereinafter enacted or required as a charge or withholding on the compensation paid to the CONSULTANT. The CITY shall have no responsibility to provide the CONSULTANT, its employees or subconsultants with workers' compensation insurance or any other insurance.

SECTION 12. CalPERS ANNUITANTS AND ELIGIBILITY INDEMNITY.

a. If the CONSULTANT is a California Public Employees' Retirement System ("CalPERS") annuitant, the CONSULTANT must provide the City with written notification of such fact a minimum of 14 calendar days prior to commencement of services under this Agreement. Failure to provide such notification may result in termination of the Agreement, and any penalties or other costs relating thereto shall be borne by the CONSULTANT. If this Agreement remains in place, the CONSULTANT shall execute any amendment(s) to this Agreement requested by the City in order to comply with all laws and regulations applicable to CalPERS annuitants.

b. In the event that the CONSULTANT or any employee, agent, or subconsultant of the CONSULTANT providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the CITY, the CONSULTANT shall indemnify, defend, and hold harmless the CITY for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of the CONSULTANT or its employees, agents, or subconsultants, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of the CITY.

c. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, the CONSULTANT and any of its employees, agents, and subconsultants providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by the CITY, including but not limited to eligibility to enroll in PERS as an employee of the CITY and entitlement to any contribution to be paid by the CITY for employer contribution and/or employee contributions for PERS benefits.

SECTION 13. LEGAL RESPONSIBILITIES.

The CONSULTANT shall at all times observe and comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local governments including, but not limited to the Montebello Municipal Code. The CITY, and its appointed or elected officers, employees, or agents, shall not be liable at law or in equity occasioned by failure of the CONSULTANT to comply with this section.

SECTION 14. INDEMNIFICATION.

The CONSULTANT agrees to, and shall defend, indemnify, protect and hold harmless, the CITY, its elected and appointed boards, officers, officials, employees, agents and volunteers from and against any and all claims, demands, lawsuits, defense costs, civil, penalties, expenses, causes of action, and judgments at law or in equity, or liability of any kind or nature which the CITY, its elected and appointed

boards, officers, officials, employees, agents and volunteers may sustain or incur or which may be imposed upon them for injuries or deaths of persons, or damage to property arising out of the CONSULTANT's negligent or wrongful act, or omission under the terms of this Agreement, except only liability arising out of the sole negligence of the CITY.

SECTION 15. INSURANCE COVERAGE.

a. During the term of this Agreement, the CONSULTANT shall carry, maintain, and keep in full force and effect insurance against claims for death or injuries to persons or damages to property that may arise from or in connection with CONSULTANT's performance of this Agreement. Such insurance shall be of the types and in the amounts as set forth below:

- **Commercial General Liability (CGL)**: Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis for bodily injury and property damage, including products-completed operations, personal injury, and advertising injury, with limits no less than $1,000,000 per occurrence. If a general aggregate limit applies, the limit shall be twice the required occurrence limit.

- **Automobile Liability Insurance:** Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if CONSULTANT has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than $1,000,000 per accident for bodily injury and property damage.

- **Worker's Compensation** insurance as required by the laws of the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease.

- **Professional Liability** insurance appropriate to the CONSULTANT'S profession, with limit no less than $1,000,000 per occurrence or claim, $2,000,000 aggregate.

b. If the CONSULTANT maintains higher limits than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits maintained by the CONSULTANT.

c. The CONTACTOR shall require each of its subconsultants, if any, to maintain insurance coverage that meets all of the requirements of this Agreement.

d. The policy or policies required by this Agreement shall be issued by an insurer admitted in the State of California and with a current rating of at least A:VII in the latest edition of Best's Insurance Guide.

e. Each insurance policy required above shall state that coverage shall not be canceled, except after thirty (30) days' prior written notice (ten [10] days for non-payment) has been given to the CITY. The CONSULTANT agrees that if it does not keep the aforesaid insurance in full force and effect the CITY may either (i) immediately terminate this Agreement for Cause; or (ii) take out the necessary insurance and pay, at the CONSULTANT's expense, the premium thereon.

f. **Evidence of Insurance prior to commencement**. The 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: [insert designated email]

Coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits, non-renewed, or materially changed for any reason, without thirty (30) days prior written notice thereof given by the insurer to the CITY by U.S. mail, or by personal delivery, except for nonpayment of premiums, in which case ten (10) days prior notice shall be provided.

g. **Evidence of Insurance during the entire term of the Agreement**. At all times during the term of this Agreement, the CONSULTANT shall maintain on file with the CITY's Risk Manager a certificate or certificates of insurance showing that the aforesaid policies are in effect in the required amounts and naming the CITY as an additional insured. The CONSULTANT shall, prior to commencement of work under this Agreement, file with the CITY's Risk Manager such certificate(s).

h. The CONSULTANT shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two (2) weeks prior to the expiration of the coverages.

i. The general liability and automobile policies of insurance required by this Agreement shall contain an endorsement naming the CITY, its officers, employees, agents and volunteers as additional insureds. All of the policies required under this Agreement shall contain an endorsement providing that the policies cannot be canceled or reduced except on thirty days' prior written notice to the CITY. The CONSULTANT agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

j. The insurance provided by the CONSULTANT shall be primary to any coverage available to the CITY. Any insurance or self-insurance maintained by the CITY, its officers, employees, agents, or volunteers, shall be in excess of CONSULTANT's insurance and shall not contribute with it.

k. All insurance coverage provided pursuant to this Agreement shall not prohibit the CONSULTANT, and CONSULTANT's employees, agents or subconsultants, from waiving the right of subrogation prior to a loss. The CONSULTANT hereby waives all rights of subrogation against the CITY.

l. Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the option of the CITY, the CONSULTANT shall either reduce or eliminate the deductibles or self-insured retentions with respect to the CITY, or the CONSULTANT shall procure a bond guaranteeing payment of losses and expenses.

m. Procurement of insurance by the CONSULTANT shall not be construed as a limitation of the CONSULTANT'S liability or as full performance of CONSULTANT's duties to indemnify, hold harmless and defend under the indemnity covenants of this Agreement.

SECTION 16. SUBCONTRACT, ASSIGNMENT OR DELEGATION.

The CONSULTANT shall not subcontract, delegate, or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of the CITY. Any proposed subcontract, delegation, or assignment shall provide a description of the services to be covered, identification of the proposed sub-consultant, delegee, or assignee, and an explanation of why and how the same was selected, including the degree of competition involved.

Any subcontract, delegation or assignment shall be made in the name of the CONSULTANT and shall not bind or purport to bind the CITY and shall not release the CONSULTANT from any obligations under this Agreement including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegees or sub-consultants. No such subcontract, delegation or assignment shall result in any increase in the amount of total compensation payable to the CONSULTANT under the Agreement.

SECTION 17. NO WAIVER.

Waiver by any party hereto of any term, condition or covenant of this Agreement shall not constitute the waiver of any other term, condition, or covenant hereof.

SECTION 18. DISPUTE RESOLUTION; GOVERNING LAW.

Disputes regarding the interpretation or application of any provision(s) of this Agreement shall, to the extent reasonably feasible, be resolved through good faith negotiations between the Parties. If any action at law or in equity is brought to enforce this Agreement or because of alleged dispute, breach, default or misrepresentation in connection with the provisions of this Agreement, the prevailing party in such action shall be entitled to reasonable attorney's fees, expert fees, costs and necessary disbursements incurred in that action or proceeding, in addition to such other relief as may be sought and awarded. The venue for any litigation shall be County of Los Angeles, California. The Parties agree that the covenants contained in this Section shall survive the expiration or termination of this Agreement.

SECTION 19. ATTORNEY'S FEES AND COSTS.

If litigation is reasonably required to enforce or interpret the provisions of this Agreement, the prevailing party in such litigation shall be entitled to an award of reasonable attorney's fees and costs in addition to any other relief to which it may

be entitled.

SECTION 20. WARRANTIES.

Each of the parties represents and warrants to one another as follows:

a. It has received independent legal advice from its attorneys with respect to the advisability of entering into and executing this Agreement;

b. In executing this Agreement, it has carefully read this Agreement, knows the contents thereof, and has relied solely on the statements expressly set forth herein and has placed no reliance whatsoever on any statement, representation, or promise of any other party, or any other person or entity, not expressly set forth herein, nor upon the failure of any other party or any other person or entity to make any statement, representation or disclosure of any matter whatsoever; and

c. It is agreed that each party has the full right and authority to enter into this Agreement, and that the person executing this Agreement on behalf of either party has the full right and authority to fully commit and bind such party to the provisions of this Agreement.

SECTION 21. MISCELLANEOUS.

a. The descriptive paragraph headings of this Agreement are included for purposes of convenience only and shall not control or affect the construction of interpretation of any of its provisions.

b. Whenever the context hereof shall so require, the singular shall include the plural, the male gender shall include the female gender, and the neuter and vice versa.

c. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein.

d. The representations and warranties made by the parties to this Agreement shall survive the consummation of the transaction herein described.

e. This Agreement may be signed in any one or more counterparts all of which taken together shall be but one and the same Agreement. Any signed copy of this Agreement or of any other document or agreement referred to herein, or copy or counterpart thereof, delivered by facsimile transmission, shall for all purposes be treated as if it were delivered containing an original manual signature of the party whose signature appears in the facsimile and shall be binding upon such party in the same manner as though an originally signed copy had been delivered.

f. Each of the parties acknowledges that it has been represented by independent counsel of its own choosing, or if it has not been so represented, it has been admonished to obtain independent counsel and has freely and voluntarily waived and relinquished the right to counsel. Each party who has not obtained independent counsel acknowledges that the failure to have

independent legal counsel will not excuse such party's failure to perform under this Agreement or any agreement referred to in this Agreement.

SECTION 22. 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:

If to CITY:
City of Montebello
Attn: Raul Alvarez, City Manager
1600 West Beverly Boulevard
Montebello, CA 90640
(323) 887-1200
Email: ralvarez@montebelloca.go

With a copy to:
City of Montebello – Department Name
Attn: Name and Title of Department Head
1600 West Beverly Boulevard
Montebello, CA 90640
(323) 887-1200 ext.
Email: [ENTER EMAIL ADDRESS]

If to Consultant:
Consultant Name
Attn: _____
Address
City, CA #####
(###) ###-####
Email:

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 23. NON-DISCRIMINATION AND EQUAL OPPORTUNITY EMPLOYER.

In the performance of this Agreement, the CONSULTANT shall not discriminate against any employee, sub-consultant, or applicant for employment because of race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, mental condition or sexual orientation. The CONSULTANT will take affirmative action to ensure that sub-consultant and applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition or sexual orientation.

SECTION 24. CONFLICT OF INTEREST.

The CONSULTANT covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which may be affected by the services to be performed by the CONSULTANT under this Agreement, or which would conflict in any manner with the performance of its services hereunder. The CONSULTANT further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, the CONSULTANT shall avoid the appearance of having any interest that would conflict in any manner with the performance of its services pursuant to this Agreement.

The CONSULTANT covenants not to give or receive any compensation, monetary or otherwise, to or from the ultimate vendor(s) of services to the CITY as a result of the performance of this Agreement, or the services that may be procured by the CITY as a result of the recommendations made by the CONSULTANT. The CONSULTANT's covenant under this section shall survive the termination of this Agreement.

SECTION 25. ENTIRE AGREEMENT.

This Agreement contains the entire understanding between the CITY and the CONSULTANT. Any prior agreements, promises, negotiations or representations not expressly set forth herein are of no force or effect. Subsequent modifications to this Agreement shall be effective only if in writing and signed by each party. If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall be valid and binding.

[**SIGNATURE PAGE TO FOLLOW**]

IN WITNESS WHEREOF, the parties, through their respective authorized representatives, have executed this Agreement as of the date first written above.

("CITY")	("CONSULTANT")
CITY OF MONTEBELLO	**CONSULTANT NAME**
Raul Alvarez, City Manager	Full Name, Title

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

EXHIBITS:

- Exhibit A – Request for Proposals for Services and Contractor's Proposal
- Exhibit B – Schedule of Compensation
- Exhibit C – Labor Law Requirements [Delete if not applicable and/or continue listing Exhibits as applicable]
- Exhibit D – Live Scan Fingerprinting Requirement [Delete if not applicable and/or continue listing Exhibits as applicable]

ITEM # 22

CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: Ronnie Urias, Senior Management Analyst

BY: Fernando Pelaez, Fire Chief

SUBJECT: **AUTHORIZE APPLICATION FOR THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM FORMULA FUNDING FOR 2022, 2023 AND ADOPTING AN AMENDED PLHA PLAN**

DATE: May 13, 2026

RECOMMENDATIONS:

It is recommended that the City Council:

1. Authorize application to the California Department of Housing and Community Development (HCD) Permanent Local Housing Allocation (PLHA) Program Formula Funding to collect the City's remaining 2022 and 2023 ($479,680) allocations of the amended $1,803,584 five-year allocation; and
2. Approve Resolution No. 26-32 authorizing the application and amending the PLHA plan for the Permanent Local Housing Allocation Program; and,
3. Take such additional, related action that may be desirable.

FISCAL IMPACT:

The City of Montebello would receive an allocation of $479,681 in formula (i.e., noncompetitive) grant funding from the Permanent Local Housing Allocation (PLHA) program formula component. The funding opportunity is available to local governments for eligible housing and homelessness activities. The proposed Fiscal Year 2026-27 budget will include projections for the PLHA funding -- both expected revenue and expenditure appropriations.

BACKGROUND/DISCUSSION:

In 2017, Governor Jerry Brown signed a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. The Building Homes and Jobs Act (SB2, 2017) established a $75 recording fee on real estate documents to increase the supply of affordable homes. Seventy percent of the fees collected fund the Permanent Local Housing Allocation (PLHA) Program, which is administered by the California Department of Housing and Community Development (HCD).

PLHA's formula component provides non-competitive funding to entitlement and non-entitlement cities. The PLHA Notice of Funding Availability was released on August 17, 2022, and amended on October 15, 2024, January 15, 2025, and May 12, 2025.

The amount of PLHA funds allocated to each jurisdiction is directly proportionate to each jurisdiction's share of the total 2017 CDBG allocation in California. The State estimated the City would receive approximately $1,900,548 over the program's five years; amended in 2025 to $1,803,584. Of this amount, the City has received $316,758 from the 2019 allocation, $492,340 from the 2020 allocation, and $541,805 from the 2021 allocation. The remaining $479,681 from the 2022 and 2023 allocations will be disbursed in 2026. Jurisdictions must submit a grant application and meet eligibility requirements to access PLHA formula funds.

Resolution No. 22-88 was adopted by the City Council on October 26, 2022, authorizing the City to apply to the California Department of Housing and Community Development (HCD) Permanent Local Housing Allocation (PLHA) Program and approving the City's PLHA Plan. The adopted PLHA Plan included a five-year expenditure plan for the allocated funds. Under the approved plan, allocations for years four and five were designated for services related to permanent supportive housing for individuals experiencing homelessness. However, because the City's housing project has not yet been completed, an amendment to the PLHA Plan is required to identify alternative eligible spending activities for years four and five.

These revisions to the spending plan require submittal of a grant application and an amended and adopted City Council resolution authorizing (Attachments A and B): 1) the request for allocation funding, 2) the proposed amended PLHA plan (i.e., how the City intends to spend its PLHA allocations; eligible activities are specified below), and 3) receipt of grant funds for the remaining two-year period (2022 and 2023).

The following criteria must be met to apply for remaining formula funding for years 2022 and 2023. Local jurisdictions must have:

1. A state-certified and compliant Housing Element -- on June 22, 2022, the City Council adopted Resolution No. 22-52 approving the Housing Element Update for the 2021-2029 Planning Period (6th Cycle Regional Housing Needs Allocation); and
2. Annual Progress Reports (APR) submitted to CA HCD -- the City has submitted all required APRs through 2025.
3. Per Amended PLHA Guidelines, HCD requires that any amendment must include Affordable Ownership Worker Housing (AOWH) -- the amended plan includes

Activity 2, which HCD confirmed meets the AOWH requirement via email on April 7, 2026. (https://www.hcd.ca.gov/funding/plha#nofa)

4. A resolution authorizing the amended PLHA Plan (Resolution No. 26-32, Attachment B)

PLHA Eligible Activities

There are ten eligible activities under the PLHA grant:

1. The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, or rental housing that is Affordable to extremely low-, very low-, low-, or Moderate-income households (up to 120 percent of Area Median Income (AMI), or 150 percent of AMI in High-cost areas). Note: Predevelopment and/or acquisition must result in the development, rehabilitation, or preservation of housing, as otherwise there is no actual housing outcome of the predevelopment or acquisition assistance.

2. The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meet the needs of a growing workforce earning up to 120 percent of Area Median Income (AMI), or 150 percent of AMI in High-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.

3. Matching portions of funds placed into Local or Regional Housing Trust Funds. Matching funds must be utilized as required by PLHA guidelines Section 301(a)

4. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176. Matching funds must be utilized as required by PLHA guidelines Section 301(a).

5. Capitalized Reserves for Services connected to the preservation and creation of new Permanent Supportive Housing (up to 30 percent of AMI).

6. Assisting persons who are experiencing or at risk of homelessness in conformance with 24 Code of Federal Regulations (CFR Section 578.3), (up to 30 percent of AMI), including

a. Rapid rehousing in conformance with federal rules contained in 24 CFR Section 576.104, except for legal services;

b. Rental assistance with a term of at least six (6) months (rental arrears are not eligible);

c. Street outreach, and other supportive/case management services in conformance with federal rules contained in 24 CFR Section 576.101 that allow people to obtain and retain housing;

d. Operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

This Activity may include subawards to administrative entities as defined in HSC Section

50490(a) (1-3) that were awarded California Emergency Solutions and Housing (CESH) Program or Homeless Emergency Aid Program (HEAP) funds for rental assistance to continue assistance to these households.

Applicants must provide rapid rehousing, rental assistance, navigation centers, emergency shelter, and transitional housing activities in a manner consistent with the Housing First practices described in 25 CCR, Section 8409, subdivision (b)(1)-(6) and in compliance with Welfare Institutions Code (WIC) Section 8255(b)(8). An Applicant allocated funds for the new construction, rehabilitation, and preservation of Permanent supportive housing shall incorporate the core components of Housing First, as provided in WIC Section 8255(b).

7. Accessibility modifications in lower-income owner-occupied housing (up to 80 percent of AMI).

8. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments (up to 120 percent of Area Median Income (AMI), or 150 percent of AMI in High-cost areas).

9. Homeownership opportunities, including, but not limited to, down payment assistance to those earning up to 120 percent of Area Median Income (AMI), or 150 percent of AMI in High-cost areas.

10. Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing projects, or matching funds invested by a county in an affordable housing development project in a city within the county, provided that the city has made an equal or greater investment in the project.

- A maximum of 5% of the allocation can be used for administration.

ENVIRONMENTAL:

N/A

ANALYSIS:

The City outlined homeless prevention goals and objectives in the City's Homelessness Plan and the recently adopted Housing Element. The Homeless Prevention Program develops strategic preventative measures to support and engage higher risk members of the community from entering homelessness or connecting them with resources to exit homelessness quickly by either retaining their housing or using other housing strategies to ensure people move into permanent and stable accommodations that are affordable, safe, and appropriate with the support they need to thrive.

The City also outlined the need for affordable housing options for its residents in the Housing Element. Limited housing stock and new construction has increased the cost of housing and shrunk the affordable housing options. As a component of the affordable

housing strategy, the City has begun identifying and implementing incentives to promote deed-restricted ADUs being built for lower- and moderate-income households.

Without a dedicated funding source to provide housing for the City's homeless and low- to moderate- income residents, the goals and objectives of the homeless prevention and affordable housing strategies will be difficult to implement.

To support and address homeless prevention and to rehabilitate ADUs for rental to low- or moderate- income workers, staff recommends that the City use its PLHA final allocations for 2022 and 2023 on three eligible activities (Items 2, 6b, and 6c) (Attachment A):

1. Rental assistance for homeless persons and low-income older adults in Montebello (Item 6a);
2. Operating support for the Montebello Community Assistance Program (MCAP). MCAP provides street outreach and supportive case management services (Item 6b); and
3. Stipend to homeowners to support repairs and improvements for Accessory Dwelling Units (ADUs), bringing them up to City code and making them ready for rental to low-income or moderate-income workers (Item 2).

These activities are eligible under PLHA and are recommended in the newly adopted Housing Element. The City's application must include a high-level plan outlining how it will use the 2022 and 2023 allocations of $479,681. Attached are the amended PHLA Plan and a funding distribution illustrating the entire five-year PLHA allocation plan Attachments A and B).

In the original 2022 PLHA Plan, the City proposed Capital Reserves for Services Related to Permanent Supportive Housing (PSH) as the third eligible activity. PSH is long-term leasing or rental assistance and supportive services for the chronically homeless and persons with disabilities (i.e., persons below 30% of Area Median Income). The switch from supportive housing to ADU stipends was made because the City's permanent supportive housing project has not yet been completed.

PLHA funding is time-sensitive; applications for the formula allocation must be submitted within 48-months of the budget appropriation. If a local government does not submit a complete application within that time frame, the allocation will revert to the Housing Rehabilitation Loan Fund for the Multifamily Housing Program or for Department-administered technical assistance to local governments. Allocations have been claimed for 2019, 2020, and 2021. The PLHA grant formula component is now open for 2022 and 2023, and applications are due June 22, 2026. It is of the utmost importance that the City submit the application to capitalize on this important formula funding opportunity.

SUMMARY:

Staff recommends that the City Council authorize submission of the amended application to the PLHA grant formula component for $479,681 dollars in formula funding for 2022

and 2023 from the California Department of Housing and Community Development and approve Resolution No. 26-32 authrozing the application and amending fhe PLHA plan (Attachment B).

ATTACHMENT(S)

1. Attachment A - 5.0 Montebello Amended PLHA Plan (04102026)
2. Attachment B - Montebello PLHA Resolution Amendment Grant Template
3. Attachment C - Montebello Five Year Allocation Funding Distribution (04142026)

CA HCD Permanent Local Housing Allocation (PLHA) Grant Program
Formula Funding Component
CITY OF MONTEBELLO'S AMENDED PLHA EXPENDITURE PLAN FOR THE 2022-2023 ALLOCATIONS

1. BACKGROUND: In 2017, Governor Jerry Brown signed a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. The Building Homes and Jobs Act (SB 2, 2017) established a $75 recording fee on real estate documents to increase the supply of affordable homes. The PLHA Grant Program, which is administered by the California Department of Housing and Community Development (CA HCD), receives 70% of the fees collected to fund the program.
See: https://www.hcd.ca.gov/funding/plha

The PLHA Grant Program allows cities to apply for non-competitive formula funding allocations for a five-year period, including years 2019-2023. A PLHA expenditure plan was developed and approved in September 2022 for all five year. To date, the City of Montebello has applied for and received allocations for years 2019, 2020, and 2021. This amended expenditure plan provides revisions to planned spending for years 2022 and 2023 (years 4 and 5 of the program).

2. PURPOSE OF PLHA FORMULA FUNDS: Provide a permanent source of funding to all local governments to:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation
- Ensure geographic equity in the distribution of the funds

3. MONTEBELLO'S PLHA FORMULA ALLOCATIONS:

The **TOTAL 5-year Estimated Allocation** for the City of Montebello:
Original Allocation from CA HCD - $1,900,548
Amended Allocation from CA HCD - $1,830,584

Claimed *for Years 2019, 2020, and 2021:* ***$1,350,903***
To be claimed *for Years 2022 and 2023:* ***$479,681***

- 2019 allocation: $316,758 (claimed and processed)
- 2020 allocation: $492,340 (claimed and processed)
- 2021 allocation: $541,805 (claimed and processed)

$1,350,903

- 2022 allocation: $271,544 (to be claimed)
- 2023 allocation: $208,137 (to be claimed)

$479,681

4. **MONTEBELLO'S ORIGINAL 2022 PLAN TO SPEND PLHA FORMULA FUNDS: Funding plan for 2019-2023 included the following three activities:** (See Item 6 on page 3 for list of **all** eligible PLHA formula activities; Source: 2022 Notice of Funding Opportunity, pp. 7-9)

1) Rental assistance for up to six months for homeless persons and low-income older adults in Montebello (i.e., persons below 30% of Area Median Income – below $21,407).

- The City estimates it will be able to provide rental assistance to 19 persons during Years 1-3. (See Eligible Activity 6b in Item 6on page 3.)

2) Operating support for the Montebello Community Assistance Program (MCAP) MCAP provides street outreach and supportive case management services to assist homeless persons in acquiring employment, housing, and other needed services.

- The City estimates that MCAP will provide services for 245 homeless persons during Years 1-3. (See Eligible Activity 6c in Item 6 on page 3.)

3) Capital Reserves for Services Related to Permanent Supportive Housing.* PSH is long-term leasing or rental assistance and supportive services for the chronically homeless and persons with disabilities (i.e., persons below 30% of Area Median Income).

- The City estimates that funding for PSH will serve 120 households during Years 4-5. (See Eligible Activity 5 in Item 6 on page 3.)

* To date, the City has not completed their planned permanent supportive housing project, therefore, the City has amended its spending plan for 2022 and 2023 (Years 4 and 5) as outlined in Item 5 below.

5. **MONTEBELLO'S AMENDED PLAN TO SPEND PLHA FORMULA FUNDS: Funding for years 2022 and 2023 is proposed to be spent on the following three activities:** (See Item 6 on page 3 for list of **all** eligible PLHA formula activities; Source: 2022 Notice of Funding Opportunity, pp. 7-9)

1) Rental assistance for up to six months for homeless persons and low-income older adults in Montebello (i.e., persons below 30% of Area Median Income – below $21,407).

- The City estimates it will be able to provide rental assistance to 10 persons during Years 4 and 5. (See Eligible Activity 6b in Item 6 on page 3.)

2) Operating support for the Montebello Community Assistance Program (MCAP) MCAP provides street outreach and supportive case management services to assist homeless persons in acquiring employment, housing, and other needed services.

- The City estimates that MCAP will provide services for 30 homeless persons during Years 4 and 5. (See Eligible Activity 6c in Item 6 on page 3.)

3) Stipend to homeowners to support repairs and improvements for Accessory Dwelling Units (ADUs), bringing them up to City code and making them ready for rental to low-income or moderate-income workers (i.e., earning up to 120% of Area Median Income (AMI), or 150% of AMI in High-cost areas**. Los Angeles County is considered a high-cost area.**

- The City estimates 10 ADUs will be made available for rental during Years 4 and 5. (As required per October 2024 Amended PLHA Guidelines (https://www.hcd.ca.gov/funding/plha#nofa), 40% of 2022 and 2023 funding allocations must be used for this activity (i.e., Affordable Ownership Worker Housing). (See Eligible Activity 2 in Item 6 on page 3.)

6. ELIGIBLE ACTIVITIES: PLHA funds allocated to eligible Applicants must be used to carry out **one or more** of the eligible activities listed below. All activities must be provided within the county containing the Local government recipient and must be consistent with the Housing Element. (See 2022 Notice of Funding Opportunity, p. 7-9)

1. The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, or rental housing that is Affordable to extremely low-, very low-, low-, or Moderate-income households (up to 120% of Area Median Income (AMI), or 150% of AMI in High-cost areas, see appendix B for a list of High-cost areas, including necessary Operating subsidies. Note: Predevelopment and/or acquisition must result in the development, rehabilitation, or preservation of housing, as otherwise there is no actual housing outcome of the predevelopment or acquisition assistance.

2. The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120% of Area Median Income (AMI), or 150% of AMI in High-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days. Note: Predevelopment and/or acquisition must result in the development, rehabilitation, or preservation of Affordable rental and ownership housing, as otherwise there is no actual housing outcome of the predevelopment or acquisition assistance.

3. Matching portions of funds placed into Local or Regional Housing Trust Funds. Matching funds must be utilized as required by PLHA guidelines Section 301(a).

4. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176. Matching funds must be utilized as required by PLHA guidelines Section 301(a).

5. Capitalized Reserves for Services connected to the preservation and creation of new Permanent Supportive Housing (up to 30% of AMI).

6. Assisting persons who are experiencing or At risk of homelessness in conformance with 24 Code of Federal Regulations (CFR Section 578.3), (up to 30% of Area Median Income), including

a. Rapid rehousing in conformance with federal rules contained in 24 CFR Section 576.104, except for legal services;
b. Rental assistance with a term of at least six (6) months (rental arrears is not eligible);
c. Street outreach, and other supportive/case management services in conformance with federal rules contained in 24 CFR Section 576.101 that allow people to obtain and retain housing;
d. Operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

7. Accessibility modifications in Lower-income Owner-occupied housing (up to 80% of AMI).

8. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments (up to 120% of Area Median Income (AMI), or 150% of AMI in High- cost areas).

9. Homeownership opportunities, including, but not limited to, down payment assistance to those earning up to 120% of Area Median Income (AMI), or 150% of AMI in High-cost areas.

10. Fiscal incentives made by a county to a city within the county to incentivize approval of one or more Affordable housing projects, or matching funds invested by a county in an Affordable housing development project in a city within the county, provided that the city has made an equal or greater investment in the project.

Resolution No. 26-32

City of Montebello

AUTHORIZING RESOLUTION OF City of Montebello

AUTHORIZING THE APPLICATION AND AMENDING THE PLHA PLAN FOR THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM

A necessary quorum and a majority of the Council Members of The City Council of the City of Montebello, State of California hereby consents to, adopts, and ratifies the following resolution:

A. WHEREAS, the Department is authorized to provide up to $296 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)).

B. WHEREAS, the State of California (the "State"), Department of Housing and Community Development ("Department") issued a Notice of Funding Availability ("NOFA") dated 10/15/2024 under the Permanent Local Housing Allocation (PLHA) Program;

C. WHEREAS, City of Montebello is an eligible Local government who has applied for program funds to administer one or more eligible activities, or a Local or Regional Housing Trust Fund to whom an eligible Local government delegated its PLHA formula allocation.

D. WHEREAS, the Department may approve funding allocations for PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement, and other contracts between the Department and PLHA grant recipients;

NOW THEREFORE BE IT RESOLVED THAT:

1. If Applicant receives a grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts Applicant may have with the Department.

2. Applicant is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix B of the current NOFA $1,900,548 in accordance with all applicable rules and laws.

3. Applicant hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, other rules, and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the Applicant and the Department.

4. **Pursuant to Sections 302(c)(4) and 302(c)(5) of the Guidelines, Applicant's PLHA Plan Amendment for the 2020-2023 Allocations is attached to this resolution, and Applicant hereby adopts this PLHA Plan Amendment and certifies compliance with all public notice, public comment, and public hearing requirements in accordance with the Guidelines.**

5. **If applicable**: Applicant certifies that it was delegated by not applicable to submit an application on its behalf and administer the PLHA grant award for the formula allocation of PLHA funds, pursuant to Guidelines Section 300(c) and 300(d), and the legally binding agreement between the recipient of the PLHA funds and the Applicant is submitted with the PLHA application.

6. **If applicable:** Applicant certifies that it has or will subgrant some or all of its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), "entity" means a housing developer or program operator, but does not mean an administering Local government to whom a Local government may delegate its PLHA allocation.

7. **If applicable:** Applicant certifies that its selection process of these subgrantees was or will be accessible to the public and avoided or shall avoid any conflicts of interest.

8. **If applicable:** Pursuant to Applicant's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all program requirements.

9. **If applicable:** Applicant certifies that, if funds are used for the acquisition, construction or rehabilitation of for-sale housing projects or units within for-sale housing projects, the grantee shall record a deed restriction against the property that will ensure compliance with one of the requirements stated in Guidelines Section 302(c)(6)(A), (B) and (C).

10. **If applicable:** Applicant certifies that, if funds are used for the development of an Affordable Rental Housing Development, the Local government shall make PLHA assistance in the form of a low-interest, deferred loan to the Sponsor of the Project, and such loan shall be evidenced through a Promissory Note secured by a Deed of Trust and a Regulatory Agreement shall restrict occupancy and rents in accordance with a Local government-approved underwriting of the Project for a term of at least 55 years.

11. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department.

12. The City Manager is/are authorized to execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Applicant, as the Department may deem appropriate.

PASSED AND ADOPTED at a regular meeting of the City of Montebello this _____ day of, _____ 2024, by the following vote:

AYES: _____ ABSTENTIONS: _____ NOES: _____ ABSENT: _____

Signature of Approving Officer: _____

Georgina Tamayo, Mayor

INSTRUCTION: The attesting officer cannot be the person identified in the resolution as the authorized signor.

CERTIFICATE OF THE ATTESTING OFFICER

The undersigned, Officer of Christopher Jimenez 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 the City Council of the City of Montebello 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.

ATTEST: _____
Signature of Attesting Officer

Christopher Jimenez, City Clerk
Print Name and Title of Attesting Officer

Update: 04/14/26

City of Montbello PLHA Formula

PLHA Allocation Years	2019 Allocation	2020 Allocation	2021 Allocation	TBD 2022 Allocation	TBD 2023 Allocation	Total
Formula Allocation	$ 316,758	$ 492,340	$ 541,805	$ 271,084	$ 208,137	$ 1,830,124
Award Deadline	Apr-23	Apr-24	Apr-25	Apr-26	Apr-27	***
Expenditure Deadline	4/30/2024	4/30/2025	4/30/2026	4/30/2027	4/30/2028	***
1) Rental Assistance (Eligible Activity 6b)	10%	25%	23%	30%	30%	
Rental Assistance for Up to 12 months for homeless and older adults for households up to 30 percent AMI*	$ 30,200	$ 125,308	$ 126,065	$ 81,325	$ 62,441	$ 425,339
2) Homeless Assistance Program (Eligible Activity 6c)	85%	70%	72%	25%	25%	
MCAP Team: Street outreach and supportive case management to assist homeless persons of up to 30% AMI (see annual budget for costs)	$ 270,720	$ 342,415	$ 388,650	$ 67,771	$ 52,034	$ 1,121,590
3) Affordable Ownership Worker Housing (Eligible Activity 2)	0%	0%	0%	40%	40%	
Stipend to homeowners to support repairs and improvements for Accessory Dwelling Units for those earning up to 120 percent of Area Median Income (AMI), or 150 percent of AMI in High-cost areas.	$ -	$ -	$ -	$ 108,434	$ 83,255	$ 191,688
Local Admin (5%)	$ 15,838	$ 24,617	$ 27,090	$ 13,554	$ 10,407	$ 91,506
Total Costs	**$ 316,758**	**$ 492,340**	**$ 541,805**	**$ 271,084**	**$ 208,137**	**$ 1,830,124**
Remaining PLHA Funds to be Allocated	0	0	0	0	0	0

check $ 1,830,124

Total 5-Yr Allocation	$1,830,584
First 3 Yrs Allocation	$1,350,903
Remainder for Yrs 4-5	$479,681
Year 4	$271,084
Year 5	$208,137

MCAP COVERAGE BY PLHA

MCAP Annual Cost = $409,453 (see next sheet for breakdown of annual costs)

Percent of MCAP Covered by PLHA in Each Year				
66%	84%	95%	17%	13%

NUMBER OF PERSONS SERVED BY PLHA FORMULA FUNDS ANNUALLY AND TOTAL

1. Rental Assistance for at least 6 months (Cost per person for RA provided by AP and LC for $2K/mo plus deposits for 6 months)	Cost per person for 6 mos. $ 15,000	Year 1 2.0	Year 2 8.4	Year 3 8.4	Year 4 5.4	Year 5 4.1	TOTAL PERSONS PROVIDED RA 28.3	PERSONS PROVIDED RA 2022-2023 9.5
2. MCAP Team (Street Outreach and Case Management) (see list of annual expenses in next sheet; # of annual persons served provided by MFD)	Annual # persons served by MCAP 100	Year 1 66.12	Year 2 83.63	Year 3 94.92	Year 4 16.55	Year 5 12.71	TOTAL SERVED BY MCAP 273.92	PERSONS SERVED 2022-2023 29.26
3. Affordable Ownership Worker Housing (AOWH) (number of people to be provided $20,000 Stipend)	Assumed $20,000 stipend per homeowner by AOWH	Year 1 0.00	Year 2 0.00	Year 3 0.00	Year 4 5.40	Year 5 4.10	TOTAL SERVED BY AOWH 9.50	PERSONS SERVED 2022-2023 9.5

MCAP Annual Budget (from Montebello FD) - 9/26/22

Personnel	**FTE**	**Budget**
Social Worker	1	$ 79,722.00
Field Case Coordinator	1	$ 59,225.00
Housing Navaigator	1	$ 103,000.00
Senior Management Analyst	0.25	$ 22,484.00
Salaries Subtotal		$ 264,431.00
Employee Benefits @ 26%		$ 68,752
Subtotal Salaries & Employee Benefits		$ 333,183.06
Operating Costs		
Direct Client Assistance		$ 5,000.00
Hotel Vouchers		$ 25,000.00
Program Supplies (hygiene kits)		$ 2,500.00
Office Supplies, Postage, Printing		$ 500.00
Uniforms		$ 2,500.00
Telephone/Communications		$ 1,200.00
Transportation		$ 6,000.00
Case Management Software		$ 24,720.00
GIS Software Subsciption		$ 6,350.00
Client Transportation		$ 2,500.00
Operating Costs Subtotal		$ 76,270.00
Total Cost		$ 409,453.06

ITEM # 23

APPROVAL OF MINUTES: APRIL 22, 2026, CITY COUNCIL MEETING

CITY OF MONTEBELLO
REGULAR MEETING

MINUTES

WEDNESDAY, APRIL 22, 2026 AT 6:00 PM

CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA

DRAFT

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 Arnold Alvarez-Glasman, City Manager Raul Alvarez, Assistant City Manager Angelica Palmeros, Management Analyst Samantha Nevarez, and Department Directors Kimberly Guillen, Michael Solorza, Joseph Palombi, Ramon Figueroa, 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 6:04 p.m. to consider the following Closed Session items:

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
   Government Code Section 54956.9(d)(1)
   Maria Chavez vs. City of Montebello
   Los Angeles Superior Court Case No. 22STCV37075

2. **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

Mayor Tamayo reconvened the meeting at 7:02 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 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 Future Leaders of Montebello, Bella Cuevas and Zoey Lazcano.

DRAFT

CORRECTIONS TO THE AGENDA - CITY MANAGER

None.

CEREMONIAL ITEMS/PRESENTATIONS

3. CITIZEN OF THE MONTH - LORENA PIZANA
Presented by Mayor Tamayo.

4. CLEAN TASK FORCE UPDATE
Presented by Code Enforcement Manager Joseph Cota, Senior Management Analyst Maria Celeste Alcantar, and Management Analyst Lenaya Ortega.

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

None.

PUBLIC HEARING

5. 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 DEVELOPMENT, AND SITE PLAN REVIEW STANDARDS, AND DEMONSTRATING COMPLIANCE WITH STATE HOUSING LAW TO ACHIEVE ADEQUATE SITES FOR THE CITY'S 6TH CYCLE RHNA; ADOPT RESOLUTION NO. 26-30 TERMINATING RFP NO. 23-4; AND

DRAFT

APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE COVENANTS AND AGREEMENTS FOR THE PRESERVATION AND PROTECTION OF THE ARMENIAN GENOCIDE MARTYRS MONUMENT AND THE MONTEBELLO SCOUT HOUSE

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, and remove provisions that allow the combination of multiple discretionary entitlement approvals under a single application; 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) in accordance with State Housing Law; and
5. Adopt Resolution No. 26-30 terminating Request for Proposals ("RFP") No. 23-4 for strategic master planning services for the Montebello Golf Course and directing community engagement for future actions; and
6. Find and determine that the proposed amendments to Title 17 of the MMC 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") (State Clearinghouse No.2023050665), certified on April 10, 2024, in compliance with the California Environmental Quality Act ("CEQA"), and
7. Approve and authorize the City Manager to execute the Covenant and Agreement, in a form approved by the City Attorney, for the preservation and protection of the Armenian Genocide Martyrs Monument; and
8. Approve and authorize the City Manager to execute the Covenant and Agreement, in a form approved by the City Attorney, for the preservation and protection of the Montebello Scout House; and
9. Take such additional, related, action that may be desirable.

Mayor Tamayo opened the Public Hearing at 8:05 p.m.

The City Clerk's Office acknowledged ten(10) 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. One (1) speaker spoke in support of the item. Nine(9) members opposed the item and shared concerns regarding rezoning at the Golf Course.

Mayor Tamayo closed the Public Hearing at 8:42 p.m.

Council expressed appreciation to staff for addressing their questions and concerns. Council also thanked the residents who reached out and shared comments regarding the item. Clarification was provided regarding rumors and misinformation circulating within the community.

Councilmember Alonzo motioned to approve the item with the following amendments:
• To amend the proposed development threshold for site plan review from ten (10) residential units to five (5) residential units.
• To include language in the parkland fee ordinance directing that a portion of collected fees be allocated toward historically underserved neighborhoods, consistent with state requirements under Assembly Bill 686.

Seconded by Councilmember Peralta; the item was approved by the following vote:

MOVED: Alonzo	***SECONDED: Peralta***	***APPROVED: 4-1-0-0***
AYES: *Alonzo, Peralta, Melendez, Tamayo*		

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NOES: *Romero*

ABSTAIN: *None*
ABSENT: *None*

REGULAR BUSINESS - NONE

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.

Mayor Tamayo pulled Item No. 11 for discussion.

Councilmember Peralta, seconded by Councilmember Melendez, to approve Item Nos. 6-10 and 12-19; the motion was approved unanimously.

6. RECEIVE AND FILE THE FISCAL YEAR 2024-25 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR)

RECOMMENDATION: It is recommended that the City Council:

1. Receive and file the Fiscal Year 2024-25 Annual Comprehensive Financial Report (ACFR); and,
2. Take such additional, related action that may be desirable.

Councilmember Peralta, seconded by Councilmember Melendez, to approve the item; the motion was approved unanimously.

7. AUTHORIZE RECEIPT OF GRANT AWARD FROM CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY ("CALRECYCLE") FOR THE ILLEGAL DISPOSAL SITE ABATEMENT GRANT PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Approve the acceptance of $275,000 in grant funds awarded to the City of Montebello by the California Department of Resources Recycling and Recovery (CalRecycle) through the Illegal Disposal Site Abatement Grant Program; and
2. Authorize the City Manager, and the Director of Planning and Community Development, as designee, to execute any documents or agreements, and any amendments thereto, necessary for the City's participation in the grant program; and
3. Amend the Fiscal Year 2025-26 budget by increasing appropriations by $275,000 in Account No. 271-50-594-6040.10 (CalRecycle - Disposal Sites Abatement, Community Development, CalRecycle - Disposal Sites Abate [expenditures, Other Contract Services]) and $275,000 in Account No. 271-99-4198.51 (CalRecycle-Disposal Sites Abate, Non-Departmental, Miscellaneous Grants, CalRecycle – Disposal Sites Abate [revenue]); and

DRAFT

4. Take such additional, related, action that may be desirable.

Councilmember Peralta, seconded by Councilmember Melendez, to approve the item; the motion was approved unanimously.

8. ACCEPTANCE OF THE LED SIGN PROJECT (CP 933) LOCATED AT CITY HALL – NOTICE OF COMPLETION

RECOMMENDATION: It is recommended that the City Council:

1. Accept the City Hall LED Sign Project (CP 933) as completed by Monarka Development Corp. (DBA Express Sign & Neon); and
2. Approve the final contract amount with Monarka Development Corp. (DBA Express Sign & Neon) for the City Hall LED Sign Project in the amount of $97,845, including change orders;
3. Approve the Final Total Project Budget (Attachment A);
4. Authorize the City Clerk to execute, verify and file the Notice of Completion (Attachment B) with the Los Angeles County Registrar-Recorder;
5. Authorize the release of the retention payment of $4,892 due to Monarka Development Corp. (DBA Express Sign & Neon) following the mandatory waiting period from the date the Notice of Completion is recorded;
6. Take such additional, related action that may be desirable.

Councilmember Peralta, seconded by Councilmember Melendez, to approve the item; the motion was approved unanimously.

9. APPROVE SUBMISSION OF TWO APPLICATIONS TO THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE STATE ACTIVE TRANSPORTATION PROGRAM CYCLE 8

RECOMMENDATION: It is recommended that the City Council:

1. Authorize staff to submit two applications to the State Active Transportation Program Cycle 8 for the Via Campo at Findlay Avenue Corridor and Madison Avenue at Concourse Road Roundabout; and
2. Authorize the City Manager to sign and execute all applicable documents associated with the submittal process; and
3. Take such additional, related action that may be desirable.

Councilmember Peralta, seconded by Councilmember Melendez, to approve the item; the motion was approved unanimously.

10. APPROVE SUBMISSION OF AN APPLICATION TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION FOR THE SAFE STREETS AND ROADS FOR ALL PLANNING AND DEMONSTRATION COMPREHENSIVE SAFETY ACTION PLAN GRANT PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Authorize staff to submit an application to the Safe Streets and Roads for All (SS4A) Planning and Demonstration Comprehensive Safety Action Plan grant program; and
2. Authorize the City Manager to sign and execute all applicable documents associated with the submittal process; and
3. Take such additional, related action that may be desirable.

Councilmember Peralta, seconded by Councilmember Melendez, to approve the item; the motion was approved unanimously.

11. APPROVE ALLOCATION OF FUNDING FOR SAN GABRIEL VALLEY WATER COMPANY TO COMPLETE DESIGN WORK FOR A WATER MAIN AND FIRE HYDRANTS ALONG LINCOLN AVENUE BETWEEN SAN GABRIEL BOULEVARD AND AVENIDA DE LA MERCED

DRAFT

RECOMMENDATION: It is recommended that the City Council:

1. Approve the allocation of $60,000 as a deposit for San Gabriel Valley Water Company (SGVWC) to commence engineering design work for a water main and fire hydrants along Lincoln Avenue between San Gabriel Boulevard and Avenida De La Merced; and
2. Amend the Fiscal Year 2025-26 adopted budget to increase appropriations by $60,000 in Account 100-30-330-6040.80 (General Fund – Public Works – Engineering – Contract Services-Engineering Services); and
3. Authorize the City Manager to execute all pertinent documents and agreements associated with the design work; and
4. Take such additional, related action that may be desirable.

Mayor Tamayo spoke in support of the item.

Councilmember Peralta motioned, seconded by Councilmember Alonzo, to approve the item; the motion was approved unanimously.

12. APPROVE ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-10 FOR CITYWIDE STRIPING

RECOMMENDATION: It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-10 for citywide street striping, pavement marking, and roadway legend services; and
2. Take such additional, related action that may be desirable.

Councilmember Peralta, seconded by Councilmember Melendez, to approve the item; the motion was approved unanimously.

13. ADOPT RESOLUTION NO. 26-28 APPROVING THE ENGINEER'S REPORT FOR THE FISCAL YEAR 2026-27 ANNUAL LEVY OF ASSESSMENTS FOR THE NATASHA LANE SEWER AND STORM WATER PUMP STATION ASSESSMENT DISTRICT NO. 2005-2 AND SETTING A DATE FOR A PUBLIC HEARING

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-28 (Attachment A) approving the Fiscal Year 2026-27 Engineer's Report (Attachment B) for the Annual Natasha Lane Sewer and Storm Water Assessment District No. 2005-2, setting a date for the Public Hearing for the regular meeting scheduled for June 24, 2026 at 6:00 pm; and
2. Take such additional, related action that may be desirable.

Councilmember Peralta, seconded by Councilmember Melendez, to approve the item; the motion was approved unanimously.

14. ADOPT RESOLUTION NO. 26-27 APPROVING THE ENGINEER'S REPORT FOR THE FISCAL YEAR 2026-27 ANNUAL NATASHA LANE LANDSCAPE ASSESSMENT DISTRICT NO. 2005-1 AND SETTING A DATE FOR THE PUBLIC HEARING

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-27 (Attachment A) approving the Fiscal Year 2026-27 Engineer's Report (Attachment B) for the Annual Natasha Lane Landscape Assessment District No. 2005-1, setting a date for the Public Hearing for the regular meeting scheduled for June 24, 2026 at 6:00 p.m.; and
2. Take such additional, related action that may be desirable.

Councilmember Peralta, seconded by Councilmember Melendez, to approve the item; the motion was approved unanimously.

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15. TREASURER'S REPORT FOR THE QUARTER ENDING MARCH 31, 2026

RECOMMENDATION: It is recommended that the City Council:

1. Receive and File the Quarterly Treasurer's Reort for the quarter ending March 31, 2206 (Third Quarter of FIscal Year 2025-26); and
2. Take such additional, related action that may be desirable.

Councilmember Peralta, seconded by Councilmember Melendez, to approve the item; the motion was approved unanimously.

16. APPROVE AGREEMENT NO. 4495 WITH 1921 MARKETING SERVICES FOR TURNKEY BUS ADVERTISING SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve Agreement No. 4495 with 1921 Marketing Services (1921 Marketing), to provide turnkey Bus Advertising Services, for a one-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. 4495 with 1921 Marketing on behalf of the City of Montebello; and
3. Take such additional, related, action that may be desirable.

Councilmember Peralta, seconded by Councilmember Melendez, to approve the item; the motion was approved unanimously.

17. APPROVE AMENDMENT NO. 2 TO AGREEMENT NO. 4131 WITH A & FLEET PAINTING, INC., FOR DESIGN, REMOVAL AND INSTALLATION OF DECALS SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve Amendment No. 2 to Agreement No. 4131 with A & A Fleet Painting Inc. (A & A Fleet), for a one-year (1-year) term, for design, removal and installation services on Montebello Bus Lines (MBL) fleet of transit buses, and increase the total not-to-exceed amount by an additional $430,500; and
2. Authorize the City Manager and/or his designee to approve change orders for up to fifteen percent (15%) or $64,575, of the amended agreement amount; and
3. Authorize the City Manager and/or his designee to execute Amendment No. 2 on behalf of the City of Montebello (City); and
4. Amend the Fiscal Year 2025-26 adopted operating budget to increase appropriations by $495,075 in Account No. 600-90-910-6040.10 (Transit Fund, Transit, Operations, Contract Services, Outside Contracts); and
5. Take such additional, related action that may be desirable.

Councilmember Peralta, seconded by Councilmember Melendez, to approve the item; the motion was approved unanimously.

18. APPROVAL OF MINUTES: APRIL 8, 2026, CITY COUNCIL MEETING

RECOMMENDATION: It is recommended that the City Council:

1. Approve said Minutes as is.

Councilmember Peralta, seconded by Councilmember Melendez, to approve the item; the motion was approved unanimously.

DRAFT

19. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 26-29 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED APRIL 22, 2026

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-29 approving the Warrant Register dated April 22, 2026.

Councilmember Peralta, seconded by Councilmember Melendez, 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.

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

DRAFT

CLOSED SESSION - CONTINUED

ADJOURNMENT
The City of Montebello will adjourn to the next **Regular Meeting on May 13, 2026, at 6:00 p.m.,** which can be live-streamed at https://www.montebelloca.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, April 19, 2026, no later than 6:00 p.m.**

Kimberly Guillen, Director of City Clerk Services

Mayor Tamayo adjourned the meeting at 9:09 p.m.

THE MINUTES OF APRIL 22, 2026, ARE HEREBY APPROVED AND ADOPTED ON THIS 13TH DAY OF MAY 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**

DRAFT

CITY OF MONTEBELLO

Request No. 1 ✓

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Meeting Date: 4/22/2026 **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: Aileen Huerta **PHONE:** [redacted] *(Optional)*

ADDRESS: N/A *(Optional)*

ORGANIZATION REPRESENTED: N/A

Opposed ☐ In Support ☐ Neutral ☒ **TOPIC:** business growth opportunity and community involvement

NOTES: N/A

ACCOMMODATIONS: N/A

Translation Needed: No ☒ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 2 ✓

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Meeting Date: 4/22/26 **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: Raul Hurtado **PHONE:** _____ *(Optional)*

ADDRESS: _____ *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 3

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Meeting Date: 4/22/26 **Time Received:** 6:40 **Date Received:** 4/22/26

SPEAKER'S FULL NAME: Denise Haggman **PHON** [redacted] (Optional)

ADDRESS: [redacted]

ORGANIZATION REPRESENTED: Heavenly Choice (Optional)

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** Montebello Blvd – Street Median

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☒ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 4 ✓

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** _____

Meeting Date: 04-22-2026 **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: ROSA TAMAYO **PHONE** [redacted] *(Optional)*

ADDRESS: _____ *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO ■ ■ ■ ■ Request No. 5 ✓

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☑ **AGENDA ITEM NO.** _____

Meeting Date: 4/22 **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: Bill Praciss **PHONE:** _____ *(Optional)*

ADDRESS: So of Montebello *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** LAST Council Meeting

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 6

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Meeting Date: 4/22/25 **Time Received:** 1907 **Date Received:** 4/22/25

SPEAKER'S FULL NAME: GREG GONZALEZ **PHONE:** _____ *(Optional)*

ADDRESS: _____ *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO ■ ■ ■ ■ Request No. 7 ✓

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☑ **AGENDA ITEM NO.** _____

Meeting Date: _____ **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: Jose Ramirez **PHONE:** _____ *(Optional)*

ADDRESS: _____ *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 1

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 5

Meeting Date: _____ **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: FRED ZERMENO **PHONE:** _____ (Optional)

ADDRESS: _____

ORGANIZATION REPRESENTED: (Optional) STATE OF CALIFORNIA SEN, ARCHULETA

Opposed ☐ In Support ☒ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 3 1

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 5

Meeting Date: _____ **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: Will Cervera **PHONE:** _____ *(Optional)*

ADDRESS: _____ *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 2

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 5

Meeting Date: _____ **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: Linda Nicklas **PHONE:** _____ *(Optional)*

ADDRESS: _____ *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 3 ✓

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 5

Meeting Date: _____ **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: Alexandria Briseno **PHONE:** _____ *(Optional)*

ADDRESS: _____ *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

Absent

CITY OF MONTEBELLO

Request No. 4 ✓

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 5

Meeting Date: _____ **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: Vivian Romero **PHONE:** _____ *(Optional)*

ADDRESS: _____ *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 5 ✓

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 5

Meeting Date: _____ **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: Marie Ledezma **PHONE:** _____ *(Optional)*

ADDRESS: _____ *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 6

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 5

Meeting Date: 04-22-2026 **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: ROSA TAMAYO **PHONE:** [redacted] *(Optional)*

ADDRESS: _____ *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 7 ✓

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 5

Meeting Date: 4/22 **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: Bill Paolisso **PHONE:** _____ *(Optional)*

ADDRESS: South Montebello *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO ■ ■ ■ ■ Request No. 8 ✓

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 5

Meeting Date: _____ **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: Correy Chappell **PHONE:** _____ *(Optional)*

ADDRESS: _____ *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed☐ In Support☐ Neutral☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO ■ ■ ■ ■ Request No. 10

SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 5

Meeting Date: _____ **Time Received:** _____ **Date Received:** _____

SPEAKER'S FULL NAME: Tila Gregorian **PHONE:** _____ *(Optional)*

ADDRESS: _____ *(Optional)*

ORGANIZATION REPRESENTED: _____

Opposed☐ In Support☐ Neutral☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☐

ITEM # 24

PAYMENT OF BILLS: ADOPT RESOLUTION NO. 26-33 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED MAYB 13, 2026

RESOLUTION NO 26-33
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.1611, consisting of 12 pages, and including:

Warrant No.

General: Check No. 610731 through 610808
ACH No. 10796 through 10992
Successor Agency No. 1546 through 1547

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 13th OF MAY 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) SS:
CITY OF MONTEBELLO)

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 26-33 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 13th day of May 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. 1611
From Payment Date 04/10/26 - To Payment Date 04/30/26

WARRANT#	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
10796	04/16/2026	$0.00	TRAINING	37690	TAYLOR L MARQUEZ
10797	04/16/2026	$4,864.74	SUPPLIES	3163	BANK OF AMERICA
10798	04/16/2026	$3,076.55	TRAVEL & MEETINGS	3163	BANK OF AMERICA
10799	04/16/2026	$510.85	SUPPLIES	3163	BANK OF AMERICA
10800	04/16/2026	$10,195.50	VEHICLE MAINTENANCE/EXPENSES	3333	A & A FLEET PAINTING INC
10801	04/16/2026	$5,810.00	CDBG - ADMINISTRATION	38010	ADVANCED AVANT-GARDE CORPORATION
10802	04/16/2026	$5,568.63	SUPPLIES	2586	AMAZON CAPITAL SERVICES INC
10803	04/16/2026	$573.13	SUPPLIES	62880	AMERICAN MARKER
10804	04/16/2026	$40.00	CARPOOL INCENTIVE	289	ANDREA ANDRADE
10805	04/16/2026	$40.00	CARPOOL INCENTIVE	61470	ERIKA L ANDRADE
10806	04/16/2026	$93,909.13	CONTRACT SERVICES	3016	ANTARES GOLF LLC
10807	04/16/2026	$101.66	ADVERTISING/PRINTING SERVICES	35980	SAEED RADMEHR
10808	04/16/2026	$61,681.60	CONTRACT SERVICES	74870	AVAIL TECHNOLOGIES INC
10809	04/16/2026	$24,411.11	COMMERCIAL FASCADE PROGRAM	5338	AZURE CONSTRUCTION MANAGEMENT, INC.
10810	04/16/2026	$40.00	CARPOOL INCENTIVE	4827	RIJUL BHASKAR
10811	04/16/2026	$911.40	VEHICLE MAINTENANCE/EXPENSES	1101	BLACK AND WHITE EMERGENCY VEHICLES LLC
10812	04/16/2026	$131,315.57	VEHICLE PURCHASES	45170	MONTEBELLO AUTO GROUP LLC
10813	04/16/2026	$10,956.13	SUPPLIES	10000	CLEAN SWEEP SUPPLY CO INC
10814	04/16/2026	$9,765.00	CONTRACT SERVICES	5253	CLIFTONLARSONALLEN LLP
10815	04/16/2026	$947.00	CONTRACT SERVICES	2889	COMLOCK SECURITY GROUP INC
10816	04/16/2026	$255.13	VEHICLE MAINTENANCE/EXPENSES	2345	COMMERCE HOSE & INDUSTRIAL PRODUCTS DBA HOSE KING
10817	04/16/2026	$1,506.38	SUPPLIES	70920	DECALS BY DESIGN INC
10818	04/16/2026	$4,759.04	OTHER GROUP INSURANCE PAYABLE	4110	DELTA DENTAL OF CALIFORNIA
10819	04/16/2026	$40.00	CARPOOL INCENTIVE	4159	ROBERT FIERRO
10820	04/16/2026	$40.00	CARPOOL INCENTIVE	3706	ALEX GILLMAN
10821	04/16/2026	$40.00	CARPOOL INCENTIVE	3123	NEIRA YESSIE GRANADOS
10822	04/16/2026	$40.00	CARPOOL INCENTIVE	3681	LIZETTE GUERRERO
10823	04/16/2026	$1,014.06	VEHICLE MAINTENANCE/EXPENSES	270	HARBOR DIESEL AND EQUIPMENT INC
10824	04/16/2026	$7,649.59	CONTRACT SERVICES	43860	MYERS & SONS HI-WAY SAFETY INC
10825	04/16/2026	$28,024.74	CONTRACT SERVICES	2793	IBE DIGITAL
10826	04/16/2026	$683.07	VEHICLE MAINTENANCE/EXPENSES	29680	INLAND KENWORTH INC
10827	04/16/2026	$40.00	CARPOOL INCENTIVE	3707	KEVORK KALAYCI
10828	04/16/2026	$12,500.00	CONTRACT SERVICES	4931	LINCOLN CONCEPTS
10829	04/16/2026	$40.00	CARPOOL INCENTIVE	4439	DANESSA DANETTE LLANES
10830	04/16/2026	$40.00	CARPOOL INCENTIVE	4789	CESAR LOPEZ
10831	04/16/2026	$1,260.00	CONTRACT SERVICES	11070	LPM CONSULTING INC
10832	04/16/2026	$1,762.75	CONTRACT SERVICES	3489	MARK THOMAS & COMPANY INC

City of Montebello
Register of Demands No. 1611
From Payment Date 04/10/26 - To Payment Date 04/30/26

WARRANT#	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
10833	04/16/2026	$15,700.00	CONTRACT SERVICES	19040	MUNICIPAL CONTRACT ADMINISTRATORS INC
10834	04/16/2026	$1,365.00	CONTRACT SERVICES	26880	SEBASTIAN WATERWORKS INC
10835	04/16/2026	$576.60	CONTRACT SERVICES	53120	NATIONAL CONSTRUCTION RENTALS
10836	04/16/2026	$40.00	CARPOOL INCENTIVE	2203	SAMANTHA NEVAREZ
10837	04/16/2026	$5,746.46	CONTRACT SERVICES	2940	OCEAN BLUE ENVIRONMENTAL SERVICES INC
10838	04/16/2026	$40.00	CARPOOL INCENTIVE	138	BRIANNON PADILLA
10839	04/16/2026	$43,218.00	CONTRACT SERVICES	42180	PCAM LLC DBA PARKING COMPANY OF AMERICA
10840	04/16/2026	$969.65	MACHINERY & EQUIPMENTS	54240	PDQ ENTERPRISES INC
10841	04/16/2026	$20.00	CARPOOL INCENTIVE	3198	SUSAN PEEBLES
10842	04/16/2026	$2,782.34	CONTRACT SERVICES	5197	PMC PLUMBING
10843	04/16/2026	$746.23	UNIFORM EXPENSE	56260	PRUDENTIAL OVERALL SUPPLY
10844	04/16/2026	$40.00	CARPOOL INCENTIVE	3712	MATTHEW ROBERT RAMOS
10845	04/16/2026	$1,540.00	CONTRACT SERVICES	4984	RENATO ROJAS OCAMPO DBA THEBUSDOCTOR1 LLC
10846	04/16/2026	$771.18	UNIFORM EXPENSE	2594	THE SAUCE CREATIVE SERVICES CORP
10847	04/16/2026	$40.00	CARPOOL INCENTIVE	69960	NICOLE I SAUCEDO
10848	04/16/2026	$30.00	CARPOOL INCENTIVE	2985	KEVIN SAYCOCIE
10849	04/16/2026	$30.00	CARPOOL INCENTIVE	4109	ISELA SIORDIA
10850	04/16/2026	$520.00	TRAVEL & MEETINGS	24280	MARTIN SOLANO
10851	04/16/2026	$40.00	CARPOOL INCENTIVE	3001	MICHAEL SOLORZA
10852	04/16/2026	$4,885.33	BUILDING IMPROVEMENTS	31270	STARBOARD TACK SUPPLY INC
10853	04/16/2026	$492,126.44	IMPROVEMENTS OTHER THAN BUILDING	5014	TORO ENTERPRISES INC.
10854	04/16/2026	$1,773.80	SUPPLIES	9470	W W GRAINGER INC DBA: GRAINGER
10855	04/16/2026	$1,849.54	SUPPLIES	19070	WALTERS WHOLESALE ELECTRIC CO
10856	04/16/2026	$320.56	SUPPLIES	3088	WAXIE SANITARY SUPPLY
10857	04/16/2026	$324.95	CONTRACT SERVICES	3140	WEX HEALTH INC
10858	04/16/2026	$40.00	CARPOOL INCENTIVE	5038	JESSIE WOO
10859	04/23/2026	$2,555.04	SUPPLIES	3163	BANK OF AMERICA
10860	04/23/2026	$394.22	SUPPLIES	3163	BANK OF AMERICA
10861	04/23/2026	$4,503.65	TRAINING	3163	BANK OF AMERICA
10862	04/23/2026	$489.19	SUPPLIES	3163	BANK OF AMERICA
10863	04/23/2026	$159.00	SUPPLIES	3163	BANK OF AMERICA
10864	04/23/2026	$269.60	SUPPLIES	3163	BANK OF AMERICA
10865	04/23/2026	$1,196.70	TRAINING	3163	BANK OF AMERICA
10866	04/23/2026	$82.45	SUPPLIES	3163	BANK OF AMERICA
10867	04/23/2026	$2,725.54	TRAINING	3163	BANK OF AMERICA
10868	04/23/2026	$2,058.00	SUPPLIES	3163	BANK OF AMERICA
10869	04/23/2026	$453.67	SUPPLIES	3163	BANK OF AMERICA
10870	04/23/2026	$337.29	SUPPLIES	3163	BANK OF AMERICA

City of Montebello
Register of Demands No. 1611
From Payment Date 04/10/26 - To Payment Date 04/30/26

WARRANT#	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
10871	04/23/2026	$128.75	TRAVEL & MEETINGS	3163	BANK OF AMERICA
10872	04/23/2026	$518.80	SUPPLIES	3163	BANK OF AMERICA
10873	04/23/2026	$1,161.25	TRAVEL & MEETINGS	3163	BANK OF AMERICA
10874	04/23/2026	$49.56	SUPPLIES	3163	BANK OF AMERICA
10875	04/23/2026	$657.31	SUPPLIES	3163	BANK OF AMERICA
10876	04/23/2026	$142.28	SUPPLIES	3163	BANK OF AMERICA
10877	04/23/2026	$246.20	SUPPLIES	3163	BANK OF AMERICA
10878	04/23/2026	$84.87	SUPPLIES	3163	BANK OF AMERICA
10879	04/23/2026	$16.01	SUPPLIES	3163	BANK OF AMERICA
10880	04/23/2026	$310.54	MACHINERY & EQUIPMENTS	3163	BANK OF AMERICA
10881	04/23/2026	$220.00	DUES & SUBSCRIPTIONS	3163	BANK OF AMERICA
10882	04/23/2026	$105.00	VEHICLE MAINTENANCE/EXPENSES	3163	BANK OF AMERICA
10883	04/23/2026	$319.33	SUPPLIES	3163	BANK OF AMERICA
10884	04/23/2026	$359.08	SUPPLIES	3163	BANK OF AMERICA
10885	04/23/2026	$1,379.37	PERMITS AND FEES	3163	BANK OF AMERICA
10886	04/23/2026	$7,086.97	SUPPLIES	3163	BANK OF AMERICA
10887	04/23/2026	$4,671.56	TRAINING	3163	BANK OF AMERICA
10888	04/23/2026	$215.00	SUPPLIES	3163	BANK OF AMERICA
10889	04/23/2026	$3,702.18	SUPPLIES	3163	BANK OF AMERICA
10890	04/23/2026	$804.68	SUPPLIES	3163	BANK OF AMERICA
10891	04/23/2026	$1,521.45	SUPPLIES	3163	BANK OF AMERICA
10892	04/23/2026	$2,587.14	SUPPLIES	3163	BANK OF AMERICA
10893	04/23/2026	$171.25	SUPPLIES	3163	BANK OF AMERICA
10894	04/23/2026	$164.55	SUPPLIES	3163	BANK OF AMERICA
10895	04/23/2026	$773.22	TRAINING	3163	BANK OF AMERICA
10896	04/23/2026	$3,653.38	SUPPLIES	3163	BANK OF AMERICA
10897	04/23/2026	$1,455.10	SUPPLIES	3163	BANK OF AMERICA
10898	04/23/2026	$154.02	SUPPLIES	3163	BANK OF AMERICA
10899	04/23/2026	$323.70	MACHINERY & EQUIPMENTS	3163	BANK OF AMERICA
10900	04/23/2026	$1,903.17	TRAVEL & MEETINGS	3163	BANK OF AMERICA
10901	04/23/2026	$2,507.89	SUPPLIES	3163	BANK OF AMERICA
10902	04/23/2026	$24.81	SUPPLIES	3163	BANK OF AMERICA
10903	04/23/2026	$2,476.44	SUPPLIES	3163	BANK OF AMERICA
10904	04/23/2026	$11,773.91	CONTRACT SERVICES	4773	A&D SIGNS CORP
10905	04/23/2026	$559.75	SUPPLIES	67210	AIR SOURCE INDUSTRIES INC
10906	04/23/2026	$7,679.54	MACHINERY & EQUIPMENTS	20350	ALLSTAR FIRE EQUIPMENT INC
10907	04/23/2026	$41,447.84	CONTRACT SERVICES	16120	ALVAREZ-GLASMAN & COLVIN
10908	04/23/2026	$2,654.79	SUPPLIES	2586	AMAZON CAPITAL SERVICES INC

City of Montebello
Register of Demands No. 1611
From Payment Date 04/10/26 - To Payment Date 04/30/26

WARRANT#	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
10909	04/23/2026	$640.00	CONTRACT SERVICES	2365	LETICIA TORRES
10910	04/23/2026	$2,892.89	ADVERTISING/PRINTING SERVICES	35980	SAEED RADMEHR
10911	04/23/2026	$299.78	VEHICLE MAINTENANCE/EXPENSES	1101	BLACK AND WHITE EMERGENCY VEHICLES LLC
10912	04/23/2026	$7,777.50	CONTRACT SERVICES	3130	BLAIS & ASSOCIATES LLC
10913	04/23/2026	$483,229.85	IMPROVEMENTS OTHER THAN BUILDING	2239	CEM CONSTRUCTION CORP
10914	04/23/2026	$83.50	CONTRACT SERVICES	5005	CLARISSA CERDA
10915	04/23/2026	$445.27	SUPPLIES	10000	CLEAN SWEEP SUPPLY CO INC
10916	04/23/2026	$1,123.38	CONTRACT SERVICES	3982	EVERNORTH CARE SOLUTIONS, INC.
10917	04/23/2026	$80.00	TRAVEL & MEETINGS	3123	NEIRA YESSIE GRANADOS
10918	04/23/2026	$1,422.21	SUPPLIES	2059	HASA INC
10919	04/23/2026	$1,925.19	VEHICLE MAINTENANCE/EXPENSES	270	HARBOR DIESEL AND EQUIPMENT INC
10920	04/23/2026	$4,493.87	CONTRACT SERVICES	46870	HDL COREN & CONE
10921	04/23/2026	$69.22	COPIER REPAIR/SERVICES	2793	IBE DIGITAL
10922	04/23/2026	$10,640.30	CONTRACT SERVICES	16760	LIEBERT CASSIDY WHITMORE
10923	04/23/2026	$1,955.91	SUPPLIES	26670	LIFE-ASSIST INC
10924	04/23/2026	$301.00	TRAINING	43100	LUIS LOPEZ JR
10925	04/23/2026	$2,800.00	CONTRACT SERVICES	1585	DR ANGELICA LOZA-GOMEZ MD PC
10926	04/23/2026	$470.25	CONTRACT SERVICES	3276	MARK ROBERT LOPEZ
10927	04/23/2026	$3,760.00	CONTRACT SERVICES	19040	MUNICIPAL CONTRACT ADMINISTRATORS INC
10928	04/23/2026	$4,782.50	CONTRACT SERVICES	26880	SEBASTIAN WATERWORKS INC
10929	04/23/2026	$282.37	VEHICLE MAINTENANCE/EXPENSES	1385	MUNCIE RECLAMATION AND SUPPLY COMPANY
10930	04/23/2026	$853.00	CONTRACT SERVICES	19250	N/S CORPORATION
10931	04/23/2026	$154,710.82	CONTRACT SERVICES	35250	NATIONWIDE ENVIRONMENTAL SERVICES
10932	04/23/2026	$1,246,158.43	VEHICLE PURCHASES	24690	NEW FLYER AMERICA (USA) INC
10933	04/23/2026	$2,292.03	BUILDING IMPROVEMENTS	5197	PMC PLUMBING
10934	04/23/2026	$625.20	UNIFORM EXPENSE	56260	PRUDENTIAL OVERALL SUPPLY
10935	04/23/2026	$257,035.40	CONTRACT SERVICES	3191	RL CONTROLS LLC
10936	04/23/2026	$8,886.11	ADVERTISING/PRINTING SERVICES	2594	THE SAUCE CREATIVE SERVICES CORP
10937	04/23/2026	$2,075.62	BUILDING IMPROVEMENTS	31270	STARBOARD TACK SUPPLY INC
10938	04/23/2026	$20,833.33	MISCELLANEOUS EXPENSE	4761	TREND SPORTS II LLC
10939	04/23/2026	$48.40	SUPPLIES	45120	ULINE INC
10940	04/23/2026	$117.00	CONTRACT SERVICES	4943	UNET DANCE STUDIO LLC
10941	04/23/2026	$1,741.95	CONTRACT SERVICES	47600	VORTEX INDUSTRIES LLC
10942	04/23/2026	$787.82	SUPPLIES	9470	W W GRAINGER INC DBA: GRAINGER
10943	04/23/2026	$7,789.08	SUPPLIES	3088	WAXIE SANITARY SUPPLY
10944	04/30/2026	$48.82	FUEL	3163	BANK OF AMERICA
10945	04/30/2026	$540.21	TRAINING	3163	BANK OF AMERICA
10946	04/30/2026	$1,457.36	SUPPLIES	3163	BANK OF AMERICA

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10947	04/30/2026	$2,247.43	TRAINING	3163	BANK OF AMERICA
10948	04/30/2026	$1,229.69	SUPPLIES	3163	BANK OF AMERICA
10949	04/30/2026	$15.45	SUPPLIES	3163	BANK OF AMERICA
10950	04/30/2026	$937.85	SUPPLIES	3163	BANK OF AMERICA
10951	04/30/2026	$4,357.01	SUPPLIES	3163	BANK OF AMERICA
10952	04/30/2026	$187.45	SUPPLIES	3163	BANK OF AMERICA
10953	04/30/2026	$2,652.32	SUPPLIES	3163	BANK OF AMERICA
10954	04/30/2026	$1,118.01	SUPPLIES	3163	BANK OF AMERICA
10955	04/30/2026	$329.35	SUPPLIES	3163	BANK OF AMERICA
10956	04/30/2026	$472.52	SUPPLIES	3163	BANK OF AMERICA
10957	04/30/2026	($940.02)	SUPPLIES	3163	BANK OF AMERICA
10958	04/30/2026	$45.76	FUEL	3163	BANK OF AMERICA
10959	04/30/2026	$174.55	FUEL	3163	BANK OF AMERICA
10960	04/30/2026	$232.67	FUEL	3163	BANK OF AMERICA
10961	04/30/2026	$700,035.58	PERS GROUP INSURANCE PAYABLE	17	CAL PERS
10962	04/30/2026	$4.00	OTHER GROUP INSURANCE PAYABLE	58990	VISION SERVICE PLAN
10963	04/30/2026	$378.00	OTHER GROUP INSURANCE PAYABLE	58990	VISION SERVICE PLAN
10964	04/30/2026	$952.00	OTHER GROUP INSURANCE PAYABLE	58990	VISION SERVICE PLAN
10965	04/30/2026	$995.97	VEHICLE MAINTENANCE/EXPENSES	3333	A & A FLEET PAINTING INC
10966	04/30/2026	$6,345.46	UNIFORM EXPENSE	20350	ALLSTAR FIRE EQUIPMENT INC
10967	04/30/2026	$1,563.69	SUPPLIES	2586	AMAZON CAPITAL SERVICES INC
10968	04/30/2026	$994.50	ADVERTISING/PRINTING SERVICES	35980	SAEED RADMEHR
10969	04/30/2026	$6,042.14	SUPPLIES	10000	CLEAN SWEEP SUPPLY CO INC
10970	04/30/2026	$177.56	VEHICLE MAINTENANCE/EXPENSES	2345	COMMERCE HOSE & INDUSTRIAL PRODUCTS DBA HOSE KING
10971	04/30/2026	$757.02	VEHICLE MAINTENANCE/EXPENSES	70920	DECALS BY DESIGN INC
10972	04/30/2026	$47,816.30	OTHER GROUP INSURANCE PAYABLE	4110	DELTA DENTAL OF CALIFORNIA
10973	04/30/2026	$15,898.66	CONTRACT SERVICES	43860	MYERS & SONS HI-WAY SAFETY INC
10974	04/30/2026	$29,055.10	MACHINERY & EQUIPMENTS	2793	IBE DIGITAL
10975	04/30/2026	$205.52	VEHICLE MAINTENANCE/EXPENSES	29680	INLAND KENWORTH INC
10976	04/30/2026	$260.00	CONTRACT SERVICES	4479	KAT CONSULTING SERVICES LLC
10977	04/30/2026	$7,088.75	CONTRACT SERVICES	2892	KTU & A
10978	04/30/2026	$92,268.89	CONTRACT SERVICES	5133	LOS ANGELES CENTERS FOR ALCOHOL AND DRUG ABUSE
10979	04/30/2026	$5,000.00	CONTRACT SERVICES	2355	MONTEBELLO ROTARY CLUB
10980	04/30/2026	$941.88	CONTRACT SERVICES	26880	SEBASTIAN WATERWORKS INC
10981	04/30/2026	$5,782.15	CONTRACT SERVICES	2940	OCEAN BLUE ENVIRONMENTAL SERVICES INC
10982	04/30/2026	$2,625.50	BUILDING IMPROVEMENTS	5197	PMC PLUMBING
10983	04/30/2026	$828.10	UNIFORM EXPENSE	56260	PRUDENTIAL OVERALL SUPPLY
10984	04/30/2026	$12,916.67	CONTRACT SERVICES	3191	RL CONTROLS LLC

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10985	04/30/2026	$351.66	UNIFORM EXPENSE	2594	THE SAUCE CREATIVE SERVICES CORP
10986	04/30/2026	$2,768.49	SUPPLIES	2686	THE SHERWIN-WILLIAMS CO
10987	04/30/2026	$217,347.35	IMPROVEMENTS OTHER THAN BUILDING	3908	SOUTHERN CALIFORNIA PRECISION CONCRETE, INC.
10988	04/30/2026	$23,274.01	SUPPLIES	31270	STARBOARD TACK SUPPLY INC
10989	04/30/2026	$2,750.00	CONTRACT SERVICES	47600	VORTEX INDUSTRIES LLC
10990	04/30/2026	$1,045.74	SUPPLIES	9470	W W GRAINGER INC DBA: GRAINGER
10991	04/30/2026	$77.98	SUPPLIES	19070	WALTERS WHOLESALE ELECTRIC CO
10992	04/30/2026	$275.00	CONTRACT SERVICES	2865	WEBSTERS BEE REMOVAL SERVICES
	ACH TOTAL	**$4,554,543.16**			
610731	04/16/2026	$3,975.00	CONTRACT SERVICES	1674	1st JON INC
610732	04/16/2026	$4,896.65	CONTRACT SERVICES	4686	A.O. REED & CO LLC
610733	04/16/2026	$30.00	CARPOOL INCENTIVE	5132	NICOLE AGUIRRE
610734	04/16/2026	$40.00	CARPOOL INCENTIVE	5277	JAIME ALMEIDA-SOTOMAYOR
610735	04/16/2026	$2,335.84	UTILITY SERVICES	39550	AT&T
610736	04/16/2026	$10,578.03	UTILITY SERVICES	39550	AT&T
610737	04/16/2026	$55.00	UTILITY SERVICES	1732	AT&T CORP
610738	04/16/2026	$3,131.73	SUPPLIES	159	BOUND TREE MEDICAL LLC
610739	04/16/2026	$179,812.20	CONTRACT SERVICES	4831	BOWMAN CONSULTING GROUP LTD
610740	04/16/2026	$228.17	UTILITY SERVICES	47580	CALIFORNIA WATER SERVICE COMPANY
610741	04/16/2026	$457.25	TRAVEL & MEETINGS	5405	YESSICA CARRASCO
610742	04/16/2026	$4,918.08	PREVENTIVE MAINTENANCE	1294	CINTAS CORPORATION NO 2
610743	04/16/2026	$27.64	UTILITY SERVICES	36610	CITY OF PICO RIVERA
610744	04/16/2026	$7,574.41	MACHINERY & EQUIPMENTS	3568	CIVICPLUS LLC
610745	04/16/2026	$660.00	CONTRACT SERVICES	3204	COASTAL OCCUPATIONAL MED GRP DBA AKESO OCCUPATIONAL HEALTH
610746	04/16/2026	$26,389.77	VEHICLE MAINTENANCE/EXPENSES	24230	COASTLINE EQUIPMENT
610747	04/16/2026	$3,335.83	CONTRACT SERVICES	4694	CRISTINA GARCIA
610748	04/16/2026	$14,567.56	ADVERTISING/PRINTING SERVICES	4980	CW PRODUCTS INC DBA ANYPROMO.COM
610749	04/16/2026	$2,605.45	VEHICLE MAINTENANCE/EXPENSES	990	DANIELS TIRE SERVICE
610750	04/16/2026	$2,316.78	MACHINERY & EQUIPMENTS	13360	DELL MARKETING LP
610751	04/16/2026	$130.05	UTILITY SERVICES	4829	DISH NETWORK LLC
610752	04/16/2026	$208.22	CONTRACT SERVICES	1894	ECONOMY RENTAL INC
610753	04/16/2026	$758.17	SUPPLIES	7610	EWING IRRIGATION PRODUCTS
610754	04/16/2026	$33.70	MACHINERY & EQUIPMENTS	22400	FEDERAL EXPRESS CORPORATION
610755	04/16/2026	$161.45	VEHICLE MAINTENANCE/EXPENSES	29160	FORD OF MONTEBELLO
610756	04/16/2026	$2,343.42	UNIFORM EXPENSE	55650	GALLS LLC
610757	04/16/2026	$563.29	SUPPLIES	455	GOLDEN STATE FASTENERS & SUPPLY INC

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610758	04/16/2026	$2,194.83	ADVERTISING/PRINTING SERVICES	3307	HASHTAG PROMOTIONS
610759	04/16/2026	$30.00	CARPOOL INCENTIVE	5008	LAURIE HERNANDEZ
610760	04/16/2026	$19,628.00	BUILDING IMPROVEMENTS	4196	HERRERAS COATING RESTORACION INC
610761	04/16/2026	$11,230.00	CONTRACT SERVICES	2763	INSIGHT PUBLIC SECTOR INC
610762	04/16/2026	$2,176.85	CONTRACT SERVICES	5199	INTANGLES USA INC
610763	04/16/2026	$1,789.00	CONTRACT SERVICES	5198	ION SECURITY & FIRE SYSTEMS INC.
610764	04/16/2026	$11,786.30	CONTRACT SERVICES	993	IVA SOLUTIONS INC
610765	04/16/2026	$3,750.00	CONTRACT SERVICES	3302	JACOB GREEN & ASSOCIATES INC
610766	04/16/2026	$547.00	TRAVEL & MEETINGS	4926	MARK JIMENEZ
610767	04/16/2026	$6,025.04	CONTRACT SERVICES	5065	LAW OFFICES OF ANGEL HO INC.
610768	04/16/2026	$36,000.00	CONTRACT SERVICES	4810	LA COUNTY DEPT OF PUBLIC WORKS
610769	04/16/2026	$1,099.50	CONTRACT SERVICES	56850	LOS ANGELES COUNTY FIRE DEPARTMENT
610770	04/16/2026	$534.50	TRAVEL & MEETINGS	3412	EDUARDO MARAVILLA
610771	04/16/2026	$96.00	UTILITY SERVICES	1627	MARCOM COMMUNICATIONS SYSTEMS
610772	04/16/2026	$56,518.00	CONTRACT SERVICES	2144	MARIPOSA LANDSCAPES INC
610773	04/16/2026	$458.58	MACHINERY & EQUIPMENTS	3919	MIGUEL VELASCO DBA: MV TOOLS & REPAIR, LLC
610774	04/16/2026	$20,621.96	SUPPLIES	43370	MIRACLE RECREATAION EQUIPMENT COMPANY, INC
610775	04/16/2026	$543.25	TRAVEL & MEETINGS	5370	DEZEREI MITCHELL
610776	04/16/2026	$92,952.75	CONTRACT SERVICES	5315	MONARKA DEVELOPMENT CORP. DBA EXPRESS SIGN & NEON
610777	04/16/2026	$2.87	SUPPLIES	5204	MONTEBELLO ACE HARDWARE
610778	04/16/2026	$5,000.00	TRAVEL & MEETINGS	97	YOUNG MENS CHRISTIAN ASSOC OF LOS ANGELES
610779	04/16/2026	$74.99	SUPPLIES	15620	OFFICE DEPOT INC
610780	04/16/2026	$40.00	CARPOOL INCENTIVE	5274	BRIAN PEREZ
610781	04/16/2026	$910.00	CONTRACT SERVICES	3047	PHILLIPS DRAPERIES AND CURTAINS INC
610782	04/16/2026	$30.00	CARPOOL INCENTIVE	5191	JILLIAN PICADO
610783	04/16/2026	$175.00	TRAINING	51460	RIO HONDO COMMUNITY COLLEGE
610784	04/16/2026	$260.00	CONTRACT SERVICES	4952	DEBORAH LYNN RIVERA
610785	04/16/2026	$858.92	SUPPLIES	5397	RUFFIAN SPECIALTIES, LLC
610786	04/16/2026	$83,962.32	LEASE PAYMENT	2846	SANTANDER BANK NA
610787	04/16/2026	$535.75	TRAVEL & MEETINGS	5154	ALBERTO SAUCEDO
610788	04/16/2026	$1,303.12	MACHINERY & EQUIPMENTS	5283	SMARSH, INC.
610789	04/16/2026	$542.00	TRAVEL & MEETINGS	3456	JOHN SORIA
610790	04/16/2026	$170.94	PERMITS AND FEES	28240	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
610791	04/16/2026	$1,465.64	PERMITS AND FEES	28240	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
610792	04/16/2026	$126,853.13	UTILITY SERVICES	45630	SOUTHERN CALIFORNIA EDISON
610793	04/16/2026	$650.00	DUES & SUBSCRIPTIONS	4160	SOUTHERN CALIFORNIA MUNICIPAL ATHLETIC FED
610794	04/16/2026	$189.72	CONTRACT SERVICES	3762	SUPERIOR PROTECTION SERVICES CA INC
610795	04/16/2026	$228.90	MACHINERY & EQUIPMENTS	41430	THOMSON REUTERS - WEST

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610796	04/16/2026	$40.00	CARPOOL INCENTIVE	4781	TAM TIEU
610797	04/16/2026	$34,154.00	BUILDING IMPROVEMENTS	5358	TOILET PARTITIONS EXPERTS, INC.
610798	04/16/2026	$4,980.61	TRAVEL & MEETINGS	4499	TOP GOLF USA, INC.
610799	04/16/2026	$522.00	TRAVEL & MEETINGS	5030	IVAN ULLOA
610800	04/16/2026	$69,003.16	CONTRACT SERVICES	3406	UNIVERSAL PROTECTION SERVICES LP DBA ALLIED UNIVERSAL
610801	04/16/2026	$9,071.89	COPIER REPAIR/SERVICES	2747	US BANK EQUIPMENT FINANCE
610802	04/16/2026	$2,586.47	UTILITY SERVICES	72570	US TELEPACIFIC CORP
610803	04/16/2026	$3,600.00	CONTRACT SERVICES	5406	LUIS VASQUEZ
610804	04/16/2026	$206.83	CONTRACT SERVICES	2000	VITAL MEDICAL SERVICES LLC
610805	04/16/2026	$58,134.38	CONTRACT SERVICES	40860	WEST COAST ARBORISTS INC
610806	04/16/2026	$394.27	SUPPLIES	33390	WHITTIER FERTILIZER COMPANY
610807	04/16/2026	$6,380.00	BUILDING IMPROVEMENTS	2857	WOLVERINE FENCE COMPANY INC
610808	04/16/2026	$35,130.31	CONTRACT SERVICES	3731	YUNEX LLC
610809	04/16/2026	$118.87	TRAVEL & MEETINGS	4594	RAUL ALVAREZ
610810	04/16/2026	$26.86	TRAVEL & MEETINGS	4594	RAUL ALVAREZ
610811	04/16/2026	$2,267.68	UTILITY SERVICES	38380	AT&T
610812	04/16/2026	$10,260.10	UTILITY SERVICES	39550	AT&T
610813	04/16/2026	$61.60	UTILITY SERVICES	39550	AT&T
610814	04/16/2026	$4,051.74	UTILITY SERVICES	1732	AT&T CORP
610815	04/16/2026	$713.26	UTILITY SERVICES	47580	CALIFORNIA WATER SERVICE COMPANY
610816	04/16/2026	$131.85	UTILITY SERVICES	55830	CHARTER COMMUNICATIONS
610817	04/16/2026	$25.76	UTILITY SERVICES	14730	SAN GABRIEL VALLEY WATER CO
610818	04/16/2026	$11,662.37	UTILITY SERVICES	45630	SOUTHERN CALIFORNIA EDISON
610819	04/16/2026	$14,719.40	UTILITY SERVICES	40520	SOUTHERN CALIFORNIA GAS CO
610820	04/23/2026	$8,909.33	CONTRACT SERVICES	4686	A.O. REED & CO LLC
610821	04/23/2026	$28,551.60	CONTRACT SERVICES	4776	ADMINSURE INC
610822	04/23/2026	$6,945.19	VEHICLE MAINTENANCE/EXPENSES	46090	AIRWAVE COMMUNICATIONS ENTERPRISES
610823	04/23/2026	$5,000.00	CONTRACT SERVICES	5413	AMERICAN LEGION MONTEBELLO POST 272
610824	04/23/2026	$2,267.68	UTILITY SERVICES	38380	AT&T
610825	04/23/2026	$369.64	UTILITY SERVICES	39550	AT&T
610826	04/23/2026	$224.70	UTILITY SERVICES	39550	AT&T
610827	04/23/2026	$4,051.74	UTILITY SERVICES	1732	AT&T CORP
610828	04/23/2026	$104.22	UTILITY SERVICES	5420	AT&T MOBILITY
610829	04/23/2026	$7,149.46	CONTRACT SERVICES	16710	ATKINSON ANDELSON LOYA RUUD & ROMO
610830	04/23/2026	$3,296.55	MACHINERY & EQUIPMENTS	5352	ATLAS SOLUTIONS HOLDINGS, LLC DBA ATLAS RFID SOLUTIONS STORE
610831	04/23/2026	$2,992.50	ADVERTISING/PRINTING SERVICES	5354	BLUETRACK, INC. DBA STRESSBALLS.COM
610832	04/23/2026	$3,600.00	CONTRACT SERVICES	34760	CALIFORNIA STATE CONTROLLERS OFFICE
610833	04/23/2026	$1,016.81	UTILITY SERVICES	47580	CALIFORNIA WATER SERVICE COMPANY

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610834	04/23/2026	$181.25	UTILITY SERVICES	55830	CHARTER COMMUNICATIONS
610835	04/23/2026	$131.85	UTILITY SERVICES	55830	CHARTER COMMUNICATIONS
610836	04/23/2026	$263.72	SAFETY PROGRAM	1294	CINTAS CORPORATION NO 2
610837	04/23/2026	$13,960.99	CONTRACT SERVICES	52710	CLEAN ENERGY FUELS
610838	04/23/2026	$400.00	VEHICLE MAINTENANCE/EXPENSES	69970	COMMLINE INC
610839	04/23/2026	$688.00	CONTRACT SERVICES	4174	COSTAR REALTY INFORMATION INC
610840	04/23/2026	$400.00	CONTRACT SERVICES	8440	MARCOS CUELLAR
610841	04/23/2026	$17,522.28	CONTRACT SERVICES	4846	CWE
610842	04/23/2026	$200.00	CONTRACT SERVICES	4420	DF POLYGRAPH
610843	04/23/2026	$9,061.78	SUPPLIES	27910	DOOLEY ENTERPRISES INC
610844	04/23/2026	$7,690.95	CONTRACT SERVICES	3334	EAGLE PORTABLES SANITATION LLC
610845	04/23/2026	$5,311.06	ADVERTISING/PRINTING SERVICES	4888	ECLIPSE PRINTING & GRAPHICS LLC DBA JAMES LITHIO
610846	04/23/2026	$372.00	TRAINING	3392	EL CAMINO COLLEGE
610847	04/23/2026	$15,040.00	UNIFORM EXPENSE	4590	ERICK MORENO DBA IMPRESSIVE PRINTS
610848	04/23/2026	$165.09	SUPPLIES	7610	EWING IRRIGATION PRODUCTS
610849	04/23/2026	$400.00	CONTRACT SERVICES	5412	RUBEN FLORES DBA FROSTBITE ICE CREAM
610850	04/23/2026	$508.32	CONTRACT SERVICES	5256	FLOWATER, INC.
610851	04/23/2026	$274.56	VEHICLE MAINTENANCE/EXPENSES	29160	FORD OF MONTEBELLO
610852	04/23/2026	$5,603.24	UNIFORM EXPENSE	55650	GALLS LLC
610853	04/23/2026	$250.00	GENERAL GOVERNMENT	5417	FRANCISCA GARCIA
610854	04/23/2026	$33,233.81	MACHINERY & EQUIPMENTS	3213	GEO-COMM INC
610855	04/23/2026	$250.00	GENERAL GOVERNMENT	5416	STEPHANIE GONZALEZ
610856	04/23/2026	$7,705.00	SUPPLIES	5379	GREAT WESTERN INSTALLATIONS, INC.
610857	04/23/2026	$3,452.22	VEHICLE MAINTENANCE/EXPENSES	30190	IB AUTO PARTS INC
610858	04/23/2026	$7,399.00	CONTRACT SERVICES	5289	INSIGHT STRATEGIES, INC.
610859	04/23/2026	$181.00	CONTRACT SERVICES	3572	JIM WARINO
610860	04/23/2026	$400.00	CONTRACT SERVICES	2769	KATALINA BELTRAN
610861	04/23/2026	$14,089.39	CONTRACT SERVICES	4810	LA COUNTY DEPARTMENT OF PUBLIC WORKS
610862	04/23/2026	$24,076.00	PERMITS AND FEES	692	LOS ANGELES COUNTY SUPERIOR COURT
610863	04/23/2026	$834.00	CONTRACT SERVICES	41180	MANUEL NUNEZ
610864	04/23/2026	$956.25	CONTRACT SERVICES	40850	MARIA E CASAS
610865	04/23/2026	$250.00	GENERAL GOVERNMENT	5408	CESAR MARQUEZ
610866	04/23/2026	$9,275.00	CONTRACT SERVICES	4111	MBM FUEL TANK TESTING AND EQUIPMENT
610867	04/23/2026	$250.00	GENERAL GOVERNMENT	5415	VICTOR MENDOZA
610868	04/23/2026	$350.00	TRAINING	5231	STEVEN MINNIG
610869	04/23/2026	$561.00	CONTRACTORS	5410	WENDY NG
610870	04/23/2026	$1,015.65	SUPPLIES	15620	OFFICE DEPOT INC
610871	04/23/2026	$8,550.00	SUPPLIES	42590	ORTCO INC

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610872	04/23/2026	$4,990.00	CONTRACT SERVICES	4266	PARENT FAMILY ENGAGEMENT AND COMMUNITY SERVICES IN
610873	04/23/2026	$541.05	CONTRACTORS	5409	EDWARD PORTILLO
610874	04/23/2026	$1,046.47	MAIL/ POSTAL EXPENSE	697	QUADIENT FINANCE USA INC
610875	04/23/2026	$17,393.97	TRAVEL & MEETINGS	43510	QUIET CANNON MONTEBELLO INC
610876	04/23/2026	$5,380.00	CONTRACT SERVICES	4421	YANNI RAZ
610877	04/23/2026	$9,482.62	UTILITY SERVICES	14730	SAN GABRIEL VALLEY WATER CO
610878	04/23/2026	$350.00	TRAINING	5229	JACOB SCHWENK
610879	04/23/2026	$15,458.24	VEHICLE MAINTENANCE/EXPENSES	54300	SHAK ENTERPRISES INC
610880	04/23/2026	$345.31	SUPPLIES	1980	SITEONE LANDSCAPE SUPPLY LLC
610881	04/23/2026	$250.00	GENERAL GOVERNMENT	5407	SOLGAURD INC.
610882	04/23/2026	$33,459.80	UTILITY SERVICES	45630	SOUTHERN CALIFORNIA EDISON
610883	04/23/2026	$14,088.70	UTILITY SERVICES	40520	SOUTHERN CALIFORNIA GAS CO
610884	04/23/2026	$955.80	FRINGE BENEFITS	1990	STANDARD INSURANCE COMPANY
610885	04/23/2026	$300.00	EDUCATION REIMBURSEMENT	4779	NICHOLAS SWAVING
610886	04/23/2026	$324.00	CONTRACT SERVICES	3394	T & G GLOBAL LLC
610887	04/23/2026	$271.04	TRAVEL & MEETINGS	4281	GEORGINA TAMAYO
610888	04/23/2026	$396.00	CONTRACT SERVICES	9270	TANK SPECIALIST OF CALIFORNIA
610889	04/23/2026	$21,601.35	VEHICLE MAINTENANCE/EXPENSES	60710	THE AFTERMARKET PARTS COMPANY LLC
610890	04/23/2026	$43,296.70	FUEL INVENTORY	4844	THE JANKOVICH COMPANY LLC
610891	04/23/2026	$11,412.00	CONTRACT SERVICES	4356	TRUVIEW BSI, LLC
610892	04/23/2026	$1,336.40	MACHINERY & EQUIPMENTS	64140	TURNOUT MAINTENANCE COMPANY LLC
610893	04/23/2026	$639.65	CONTRACT SERVICES	4003	VEOLIA WTS SERVICES USA, INC.
610894	04/23/2026	$1,742.53	SUPPLIES	67320	WINZER
610895	04/23/2026	$885.00	CONTRACT SERVICES	3006	ASBURY ENVIRONMENTAL SERVICES
610896	04/23/2026	$140.00	POLICE RELATED FEES	5309	HUMBERTO C. REYES
610897	04/30/2026	$2,500.32	CONTRACT SERVICES	5199	INTANGLES USA INC
610898	04/30/2026	$5,000.00	CONTRACT SERVICES	215	MONTEBELLO AYSO
610899	04/30/2026	$2,362.40	CONTRACT SERVICES	4686	A.O. REED & CO LLC
610900	04/30/2026	$13,105.30	MACHINERY & EQUIPMENTS	2447	AARDVARK
610901	04/30/2026	$70.00	PARKS AND RECREATION	5422	ARTHUR ACEVEDO
610902	04/30/2026	$923.75	DUES & SUBSCRIPTIONS	43590	THE AMERICAN SOCIETY OF COMPOSERS AUTHORS
610903	04/30/2026	$2,248.68	SUPPLIES	3812	APPLIED CONCEPTS, INC.
610904	04/30/2026	$404.39	UTILITY SERVICES	38380	AT&T
610905	04/30/2026	$10,535.01	UTILITY SERVICES	39550	AT&T
610906	04/30/2026	$71.60	UTILITY SERVICES	39550	AT&T
610907	04/30/2026	$250.00	GENERAL GOVERNMENT	5421	MICHAEL BAEZ
610908	04/30/2026	$482.00	PUBLIC SAFETY	58240	STATE OF CALIFORNIA-DEPARTMENT OF JUSTICE
610909	04/30/2026	$114.69	UTILITY SERVICES	47580	CALIFORNIA WATER SERVICE COMPANY

City of Montebello
Register of Demands No. 1611
From Payment Date 04/10/26 - To Payment Date 04/30/26

WARRANT#	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
610910	04/30/2026	$6,749.49	MACHINERY & EQUIPMENTS	5351	CALWEN, INC. DBA RESCUE SOURCE & RESCUE 3 INTERNATIONAL
610911	04/30/2026	$140.00	GENERAL GOVERNMENT	5423	DARLENE CARRASCO
610912	04/30/2026	$306.10	SAFETY PROGRAM	1294	CINTAS CORPORATION NO 2
610913	04/30/2026	$165.48	CONTRACT SERVICES	36870	CINTAS CORPORATION NO 3
610914	04/30/2026	$123.90	SUPPLIES	7610	EWING IRRIGATION PRODUCTS
610915	04/30/2026	$127.08	CONTRACT SERVICES	5256	FLOWATER, INC.
610916	04/30/2026	$438.69	VEHICLE MAINTENANCE/EXPENSES	29160	FORD OF MONTEBELLO
610917	04/30/2026	$250.00	GENERAL GOVERNMENT	5427	NIDIA FRANCO
610918	04/30/2026	$743.61	UNIFORM EXPENSE	55650	GALLS LLC
610919	04/30/2026	$7,668.34	CONTRACT SERVICES	4591	GEORGE HILLS COMPANY
610920	04/30/2026	$7,000.00	VEHICLE MAINTENANCE/EXPENSES	33460	GOODYEAR TIRE & RUBBER COMPANY
610921	04/30/2026	$950.00	PERMITS AND FEES	1740	GREATER LOS ANGELES AREA COUNCIL
610922	04/30/2026	$57,871.54	CONTRACT SERVICES	5365	HANSON BRIDGETT, LLP
610923	04/30/2026	$53,256.00	BUILDING IMPROVEMENTS	4196	HERRERAS COATING RESTORACION INC
610924	04/30/2026	$143.69	CONTRACT SERVICES	4933	HIRSCH PIPE & SUPPLY CO INC
610925	04/30/2026	$2,187.94	VEHICLE MAINTENANCE/EXPENSES	30190	IB AUTO PARTS INC
610926	04/30/2026	$1,000.00	CONTRACT SERVICES	4198	KEEN LOS ANGELES
610927	04/30/2026	$3,102.40	CONTRACT SERVICES	4485	KIMLEY-HORN AND ASSOCIATES INC
610928	04/30/2026	$643.92	CONTRACT SERVICES	1244	LOS ANGELES COUNTY AGRICULTURAL
610929	04/30/2026	$746.85	CONTRACT SERVICES	3035	LA COUNTY SHERIFF'S DEPARTMENT
610930	04/30/2026	$2,910.00	SUPPLIES	5425	LOS ANGELES COUNTY FAIR ASSOCIATION DBA FAIRPLEX
610931	04/30/2026	$4,872.20	PERMITS AND FEES	56850	LOS ANGELES COUNTY FIRE DEPARTMENT
610932	04/30/2026	$904.20	PERMITS AND FEES	56850	LOS ANGELES COUNTY FIRE DEPARTMENT
610933	04/30/2026	$2,600.40	PERMITS AND FEES	56850	LOS ANGELES COUNTY FIRE DEPARTMENT
610934	04/30/2026	$5,764.41	CONTRACT SERVICES	4111	MBM FUEL TANK TESTING AND EQUIPMENT
610935	04/30/2026	$345.78	CONTRACT SERVICES	5305	MOBILE MODULAR PORTABLE STORAGE
610936	04/30/2026	$4,892.25	CONTRACT SERVICES	5315	MONARKA DEVELOPMENT CORP. DBA EXPRESS SIGN & NEON
610937	04/30/2026	$9.91	SUPPLIES	5204	MONTEBELLO ACE HARDWARE
610938	04/30/2026	$1,292.04	VEHICLE MAINTENANCE/EXPENSES	2480	SOCAL AUTO & TRUCK PARTS INC
610939	04/30/2026	$85.00	CONTRACT SERVICES	26370	NAVARROS TOWING SERVICE
610940	04/30/2026	$1,736.21	SUPPLIES	3305	OCML INC
610941	04/30/2026	$1,187.19	SUPPLIES	15620	OFFICE DEPOT INC
610942	04/30/2026	$140.00	GENERAL GOVERNMENT	5428	NICOLE OLIVO
610943	04/30/2026	$6,007.06	SUPPLIES	4495	ORANGE INDUSTRIAL HARDWARE
610944	04/30/2026	$25,179.71	CONTRACT SERVICES	1597	PACIFIC COAST ELEVATOR CORP DBA: AMTECH ELEVATOR SERVICES
610945	04/30/2026	$54,339.85	CONTRACT SERVICES	5134	PHILLIP BURNS DBA THE ARROYO GROUP
610946	04/30/2026	$10,375.97	LEASE PAYMENT	2357	PNC BANK NATIONAL ASSOCIATION
610947	04/30/2026	$17,949.62	TRAVEL & MEETINGS	43510	QUIET CANNON MONTEBELLO INC

City of Montebello
Register of Demands No. 1611
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WARRANT#	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
610948	04/30/2026	$49,998.48	CONTRACT SERVICES	5314	RH BORDEN AND COMPANY, LLC
610949	04/30/2026	$1,500.00	CONTRACT SERVICES	3896	ROBERT J ORTIZ
610950	04/30/2026	$7,176.67	CONTRACT SERVICES	2874	RPW SERVICE, INC
610951	04/30/2026	$237.13	UTILITY SERVICES	14730	SAN GABRIEL VALLEY WATER CO
610952	04/30/2026	$1,652.70	CONTRACT SERVICES	673	SERVIAM BY WRIGHT LLP
610953	04/30/2026	$3,900.17	VEHICLE MAINTENANCE/EXPENSES	54300	SHAK ENTERPRISES INC
610954	04/30/2026	$3,455.81	SUPPLIES	1980	SITEONE LANDSCAPE SUPPLY LLC
610955	04/30/2026	$29,989.43	UTILITY SERVICES	45630	SOUTHERN CALIFORNIA EDISON
610956	04/30/2026	$407.85	UTILITY SERVICES	40520	SOUTHERN CALIFORNIA GAS CO
610957	04/30/2026	$898.00	MISCELLANEOUS EXPENSE	5429	MARIAH TANAKA DBA DOUGHIN TOO MUCH
610958	04/30/2026	$18,297.83	VEHICLE MAINTENANCE/EXPENSES	60710	THE AFTERMARKET PARTS COMPANY LLC
610959	04/30/2026	$4,362.00	CONTRACT SERVICES	71210	STAR-DUST TOURS INC
610960	04/30/2026	$17,622.00	BUILDING IMPROVEMENTS	5358	TOILET PARTITIONS EXPERTS, INC.
610961	04/30/2026	$160,615.92	CONTRACT SERVICES	1639	TRANSTECH ENGINEERS INC
610962	04/30/2026	$42.44	CONTRACT SERVICES	3406	UNIVERSAL PROTECTION SERVICES LP DBA ALLIED UNIVERSAL
610963	04/30/2026	$17,250.00	CONTRACT SERVICES	3898	URBAN FUTURES, INC.
610964	04/30/2026	$3,734.95	UTILITY SERVICES	72570	US TELEPACIFIC CORP
610965	04/30/2026	$1,800.00	CONTRACT SERVICES	5406	LUIS VASQUEZ
610966	04/30/2026	$697.75	UTILITY SERVICES	23610	VERIZON WIRELESS
610967	04/30/2026	$504.41	SUPPLIES	4593	VESTIS GROUP INC
610968	04/30/2026	$27,246.00	CONTRACT SERVICES	40860	WEST COAST ARBORISTS INC
610969	04/30/2026	$85.28	SUPPLIES	33390	WHITTIER FERTILIZER COMPANY
610970	04/30/2026	$11,155.00	BUILDING IMPROVEMENTS	2857	WOLVERINE FENCE COMPANY INC
	CHECK TOTAL	**$2,168,336.21**			
1546	04/23/2026	$2,255.00	CONTRACT SERVICES	15180	SCS FIELD SERVICES
1547	04/30/2026	$9,200.00	CONTRACT SERVICES	3898	URBAN FUTURES, INC.
	SUCCESSOR TOTAL	**$11,455.00**			
	GRAND TOTAL	**$6,734,334.37**			

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 - May

May 27, 2026 - Regular City Council Meeting

Item #	Description	Session	Department	Presenter
	Oath of Office for Youth and Education Commissioner	Presentation	Public Affairs	David S.
	Residential Solid Waste Collection and Recycling Charges Annual Rate Adjustment	Public Hearing	Finance	Michael S.
	Notice of Completion – CP 888 Paving the Way (Montebello Paving the Way)	Consent	Public Works	Cesar Roldan
	Fiscal Year 2026-27 Confirmation of Annual Tax Rate for Voter Indebtness	Consent	Finance	Michael S.
	Minutes	Consent.	Admin	Kimberly G.
	Reso No. ___ Warrant Register	Consent.	Finance	Michael S.