Gloria Olmos, Mayor/Chair
Rudy Bojorquez, Mayor Pro Tem/ Vice Chair
Manuel Acosta, Councilmember/ Boardmember
Hector Delgado, Councilmember/ Boardmember
Larry Rodriguez, Councilmember/ Boardmember

Rene Salas, City Manager/Executive Director
Susie A. Altamirano, City Attorney/ General Counsel
Adrian Garcia, City Clerk/Secretary
Masami Higa, Director of Finance/Treasurer

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT

AGENDA

February 17, 2026, 6:00 PM
1415 Santa Anita Avenue, South El Monte, CA 91733

PUBLIC COMMENT

Those wishing to participate during Public Comment may do so in person at the South El Monte City Hall Council Chambers, or may submit written public comments by emailing sem.cityclerk@soelmonte.org. Emailed public comments are due by 5:00 p.m., and should be limited to no more than 250 words. Written public comments will be provided to the City Council and will be part of the record but will not be read aloud.

To participate during public comment via teleconference, see below:

Link: https://us02web.zoom.us/j/86581711880
Webinar ID: 865 8171 1880
Or call in: 1 669 900 6833, when prompted, enter 86581711880#

LIVE STREAMING OF MEETINGS

The City of South El Monte live streams the City Council Meetings over the Internet at https://www.cityofsouthelmonte.org/129/Meeting-Agendas-Minutes. After the meetings, recordings are immediately posted. NOTE: Your attendance at this public meeting may result in the streaming and recording of your image and/or voice.

AMERICANS WITH DISABILITIES ACT

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at (626) 579-6540 at least 72 hours prior to the meeting.

MEETINGS

The City Council holds regular meetings on the first and third Tuesday of every month. Regular meetings start at 6 p.m. in the Council Chambers at City Hall, 1415 Santa Anita Avenue, South El Monte, California. Special and Adjourned Regular meetings start time are to be determined.

POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES

Regular meeting agendas will be posted at least 72 hours before the meeting (GC 54954(a)(1)).

Agenda and Cancellation Notices can be viewed online and are also posted at the following three (3) locations: City Hall located at 1415 Santa Anita Avenue, Senior Center located at 1556 Central Avenue and the Community Center located at 1530 Central Avenue, South El Monte, California.

VIEWING OF AGENDA PACKETS

Full agenda packet can be viewed either at https://www.cityofsouthelmonte.org/129/Meeting-Agendas-Minutes or in the City Clerk's Office during normal business hours Monday through Thursday, 7:00 a.m. to 5:30 p.m. Closed on Fridays and major holidays.

ISSUES RELATED TO AGENDA

For issues related to the agenda, including a disability-related accommodation necessary to participate in this meeting, please contact:

Adrian Garcia, MMC, City Clerk
Ph (626) 443-4928
Cell (626) 926-3071

Sabrina A. Muhne, Deputy City Clerk
Ph (626) 652-3121
Cell (626) 374-1998

LEVINE ACT DISCLOSURE

Pursuant to the Levine Act (Govt Code Section 84308), any party to a permit, license, contract, or other entitlement before the City Council is required to disclose on the record any campaign contribution, including aggregated contributions, of more than $500 made by the party or the party's agents within the preceding 12 months to any City official. Participants and agents are requested to make this disclosure as well. The disclosure should be made when the agenda item is called and must include the name of the party, participant, or agent, and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made. Council Members are also required to make such disclosures and recuse themselves.

CONFLICT OF INTEREST

City Council Members with a conflict of interest under the Political Reform Act are required to make disclosure of financial interest when the item is called and recuse themselves.

AGENDA BEGINS ON THE FOLLOWING PAGE

1. CALL TO ORDER AND ROLL CALL

Councilmembers/Boardmembers: Acosta, Delgado, Rodriguez, Mayor Pro Tem/Vice Chair Bojorquez, and Mayor/Chair Olmos

2. PLEDGE OF ALLEGIANCE

Councilmember Hector Delgado

3. INVOCATION

Robert Yrigoyen, Parish Council President, Epiphany Catholic Church

4. PRESENTATIONS

4.a. Presentation of Certificates of Recognition to the Shively Dance Team for their 1st Place win at the Sharp Dance Competition.

4.b. Presentation of Certificates of Recognition to the EM/SEM Jets Cheer teams for the 2nd and 3rd Place at the Las Vegas Cheer Competitions.

4.c. Presentation of Certificates of Recognition to the Veterans of Foreign Wars Post 10218 for their participation in the City of South El Monte's Veterans Day Event.

4.d. Public Works Department Quarterly Report

5. APPROVAL OF THE AGENDA AND WAIVER OF FULL READING OF ORDINANCES

By motion of the City Council, this is the time to notify the public of any changes to the agenda, remove items from the consent calendar for individual consideration and/or rearrange the order of the agenda.

6. PUBLIC COMMENT

Speakers may provide public comments on any matter within the subject matter jurisdiction of the City Council, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Council objects, the Mayor may provide speakers more or less time to speak. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

7. CONSENT CALENDAR - CITY COUNCIL

Items on the consent calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the City Council during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

Consent Calendar Items 7.a. through 7.c. next page.

CONSENT CALENDAR - CITY COUNCIL (CONTINUED)

7.a. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES OF JANUARY 20, 2026

Staff is requesting approval of the Minutes of the January 20, 2026, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the January 20, 2026, Regular City Council Meeting.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-007, APPROVING WARRANTS FOR THE PERIOD OF JANUARY 29, THROUGH FEBRUARY 12, 2026

Authorizing payment of City expenditures for the period of January 29, 2026, through February 12, 2026, totaling $1,33,043.19.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-007, authorizing payment of City expenditures.

7.c. ADOPTION OF ORDINANCE NO. 1287 AFFIRMING THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE ZONE TEXT AMENDMENT 25-01 TO AMEND THE SOUTH EL MONTE MUNICIPAL CODE CHAPTER 17.09 AND CHAPTER 5.26 TO ALLOW COMMERCIAL CANNABIS OPERATIONS IN THE MANUFACTURING ZONE AND TO AMEND THE EXISTING REQUIRED BUFFER DISTANCES FROM JURISDICTIONAL BOUNDARIES TO 350 FEET AND MAINTAIN 1,000 FOOT BUFFERS FROM ALL OTHER SENSITIVE USES

Adoption of Ordinance No. 1287, affirming the Planning Commission's recommendation to approve zoning text amendment to the South El Monte Municipal Code Chapter 17.09 and Chapter 5.26 to allow commercial cannabis operations in the manufacturing zone and to amend the existing required buffer distances from jurisdictional boundaries to 350 feet and maintain 1,000-foot buffers from all other sensitive uses.

RECOMMENDED ACTION: Staff recommends City Council waive the full reading and adopt Ordinance No. 1287, approving Planning Commission's recommendation and adopting Zone Text Amendment No. 25-01 to:

- Amend the South El Monte Municipal Code Chapter 17.09 to allow retailer commercial cannabis operations as a permitted use within the Manufacturing (M) zone; and
- Amend the South El Monte Municipal Code Chapter 5.26 to add the Manufacturing (M) zone as a permissible zone for retailer commercial cannabis operations and amend the existing required buffer distance of 1,000-foot buffer from all existing sensitive uses except for jurisdictional boundaries, the buffer of which will be 350 feet.

Consent Calendar Items 7.d. and 7.e. next page.

7.d. ADOPTION OF ORDINANCE NO. 1288, AMENDING CHAPTER 5.26 OF TITLE 5 OF THE SOUTH EL MONTE MUNICIPAL CODE THEREBY AMENDING THE CITY'S CANNABIS REGULATIONS IN RELATION TO APPLICATION PROCEDURE AND CRITERIA, PERMITTING AND OPERATIONAL REQUIREMENTS, AND MAKE SUCH OTHER CHANGES TO ALIGN WITH LEGAL DEVELOPMENTS

Adoption of an ordinance amending Chapter 5.26 of Title 5 of the South El Monte Municipal Code, thereby amending the City's cannabis regulations, in relation to application procedure and criteria, permitting and operational requirements, clarification changes, and other changes in order to align with legal developments and to improve the administration thereof.

RECOMMENDED ACTION: Staff recommends City Council waive the full reading and adopt Ordinance No. 1288, amending Chapter 5.26 of Title 5 of the South El Monte Municipal Code, thereby amending the City's cannabis regulations, in relation to application procedure and criteria, permitting and operational requirements, clarification changes, and other changes in order to align with legal developments and to improve the administration thereof.

7.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-008, ACCEPTING THE TRAFFIC SIGNAL IMPROVEMENTS AT LEE AVE. & GARVEY AVE. AND DURFEE AVE. & PECK RD. – MICHAEL HUNT DR. PROJECT (HSIPL-5352 (021)) AS COMPLETE AND AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER.

On February 20th, 2024, the Engineering Department solicited bids for the Traffic Signal Improvements at Lee Ave & Garvey Ave and Durfee Ave & Peck Rd — Michael Hunt Drive. The work involved furnishing all labor, materials, equipment, services, and incidentals required for traffic signal placement, including the installation of conduits, pull boxes, signal heads, sensor units, pedestrian push buttons, traffic signal poles, traffic striping, hauling and disposal, and traffic control at Lee Ave & Garvey Ave and Durfee Ave & Peck Rd - Michael Hunt Drive. On March 26th, 2024, Calpromax Engineering, Inc. ("Contractor") was awarded a construction contract for the Traffic Signal Improvements at Lee Ave & Garvey Ave and Durfee Ave & Peck Rd - Michael Hunt Drive Project. The final cost for the construction work completed by Calpromax Engineering, Inc. is $496,979.91.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-008, accepting the completion of the Traffic Signal Improvements at Lee Ave & Garvey Ave and Durfee Ave & Peck Rd - Michael Hunt Drive Project;
2. Authorize City Clerk to send the Notice of Completion for recordation to the Los Angeles County Recorder's Office; and
3. Release retention accordingly.

8. CONSENT CALENDAR - SUCCESSOR AGENCY

Items on the Consent Calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the Board during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

8.a. CONSIDERATION AND APPROVAL OF THE SUCCESSOR AGENCY MEETING MINUTES FOR JANUARY 20, 2026

Staff is requesting approval of the Minutes of the January 20, 2026, Successor Agency Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the January 20, 2026, Successor Agency Meeting.

8.b. COUNCIL TO RECEIVE AND FILE SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT'S APPROVED RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE ANNUAL PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027 ("ROPS 26-27")

On January 12, 2026, the County Oversight Board approved the Successor Agency's ROPS 26-27 by adopting Resolution No. OB 26-1. Staff requests City Council receive and file ROPS 26-27.

RECOMMENDED ACTION: Staff recommends City Council and Successor Agency Board Members receive and file ROPS 26-27.

9. PUBLIC HEARINGS - None

10. GENERAL BUSINESS

10.a. CONSIDERATION OF FIRST READING OF ORDINANCE NO. 1289, AMENDING SOUTH EL MONTE'S MUNICIPAL CODE SECTIONS 2.48.020 OF CHAPTER 2.48 TO DECREASE THE NUMBER OF COMMISSIONERS ON THE COMMUNITY SERVICES COMMISSION FROM SEVEN TO FIVE COMMISSIONERS

Staff is seeking City Council to introduce first reading of Ordinance No. 1289, amending South El Monte's Municipal Code sections 2.48.020 of chapter 2.48 to decrease the number of commissioners on the Community Services Commission from seven to five commissioners.

RECOMMENDED ACTION: Staff recommends City Council waive first reading and introduce Ordinance No. 1289, amending South El Monte's Municipal Code sections 2.48.020 of chapter 2.48 to decrease the number of commissioners on the Community Services Commission from seven to five commissioners.

General Business Items 10.b. through 10.e. next page.

GENERAL BUSINESS (CONTINUED)

10.b. CONTINUED FROM THE FEBRUARY 3, 2026, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF ADVANCEMENT OF WOMEN AND GIRLS COMMISSIONERS

Appointments to be made to the Advancement of Women and Girls Commission, which is a five-member commission. The current terms expired on January 31, 2026.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking re-appointment/appointment to the Advancement of Women and Girls Commission for a one-year term ending January 31, 2027.

10.c. CONTINUED FROM THE FEBRUARY 3, 2026, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF COMMUNITY SERVICES COMMISSIONERS

Appointments to be made to the Community Services Commission, which is a five-member commission. The current terms expired on January 31, 2026.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals, should the City Council approve the Ordinance decreasing the number of Community Services Commissioners from seven to five commissioners, seeking reappointment/appointment to the Community Services Commission for a one-year term ending January 31, 2027.

10.d. CONTINUED FROM THE FEBRUARY 3, 2026, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF PATRIOTIC COMMISSIONERS

Appointments to be made to the Patriotic Commission, which is a five-member commission. The current terms expired on January 31, 2026.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking re-appointment/appointment to the Patriotic Commission for a one-year term ending January 31, 2027.

10.e. CONTINUED FROM THE FEBRUARY 3, 2026, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF PLANNING COMMISSIONERS

Appointments to be made to the Planning Commission, which is a five-member commission. The current terms expired on January 31, 2026.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking reappointment/appointment to the Planning Commission for a one-year term ending January 31, 2027.

General Business Items 10.f. through 10.i. next page.

GENERAL BUSINESS (CONTINUED)

10.f. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-009, ADDING PROVISIONS FOR DENTAL AND VISION OPT-OUT BENEFITS

Consideration and approval of Resolution No. 26-009, adding provisions for dental and vision opt-out benefits.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-009, adding provisions for dental and vision opt-out benefits.

10.g. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-010, UPDATING THE PROVISIONS OF BASIC LIFE INSURANCE BENEFITS

Consideration and approval of Resolution No. 26-010, updating the provisions of basic life insurance benefits.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-010, updating the provisions of basic life insurance benefits.

10.h. DESIGN OF FREEWAY ORIENTED PYLON SIGN LOCATED AT 1223 SANTA ANITA AVENUE

Review and provide staff direction regarding design alternatives of freeway oriented pylon sign located at 1223 Santa Anita Avenue.

RECOMMENDED ACTION: Staff recommends the City Council review and provide staff direction regarding the design alternatives associated with the proposed freeway oriented pylon sign at 1223 Santa Anita Avenue and the preferred design, single pole, double pole or skirt, and with or without an electronic readerboard.

10.i. CONSIDERATION AND APPROVAL OF THE PROPOSED 2026 STATE OF THE CITY PROGRAM

The State of the City address is a vital annual program designed to provide residents, business owners, and stakeholders with a comprehensive update on the City’s past year's accomplishments, financial health, strategic goals and upcoming projects. The City has historically hosted this event to foster transparency and public engagement.

RECOMMENDED ACTION: Staff recommends the City Council discuss, review, and approve the proposed State of the City program.

General Business Items 10.j. through 10.l. next page.

10.j. CONSIDERATION AND APPROVAL OF COMMUNITY MURAL DESIGN FOR THE UPCOMING MAJOR SPORTING EVENTS

Staff is requesting City Council's approval of a proposed mural design intended to support the upcoming 2026 FIFA World Cup and LA28 Summer Olympics public viewing events hosted by the City of South El Monte. The mural will serve as a visual backdrop for community gatherings including the City's Night Market Series, and is designed to promote civic pride, global unity, and athletic excellence while remaining compliant with intellectual property guidelines.

RECOMMENDED ACTION: Staff recommends City Council discuss and provide direction on the proposed community mural design.

10.k. CONSIDERATION AND APPROVAL OF THE 2026 BAND PERFORMANCES FOR THE NIGHT MARKETS AND FOURTH OF JULY CELEBRATION

Staff is requesting City Council to consider and approve the proposed 2026 Night Markets and Fourth of July Celebration band performances.

RECOMMENDED ACTION: Staff recommends City Council consider and approve the proposed 2026 Night Markets and Fourth of July Celebration band performances.

10.l. CONSIDERATION AND APPROVAL OF COMMUNITY MURAL DESIGN FOR THE CITY HALL ENTRY WALL WEST OF CENTRAL AVE

Staff is requesting City Council select and approve a preferred alternative mural design to create an artistic gateway along Central Avenue visible to vehicles and pedestrians. The mural will serve as a visual landmark to welcome visitors and community members and is designed to promote civic pride, tourism, and community excellence while remaining compliant with intellectual property guidelines.

RECOMMENDED ACTION: Staff recommends City Council discuss and provide direction on the proposed community mural design.

General Business Item 10.m. next page.

10.m. APPROVAL OF RESOLUTION NO. 26-011, AUTHORIZING THE FUNDING OF WATER MAIN EXTENSION ON SANTA ANITA AVENUE AND PAYMENT OF $510,000 TO SAN GABRIEL VALLEY WATER COMPANY AND APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND SANTA ANITA COMMERCIAL GROUP LLC ESTABLISHING REIMBURSEMENT REQUIREMENTS FOR THE PROPERTY LOCATED AT 1127-1223 SANTA ANITA AVENUE ("PROPERTY")

The City has identified the Santa Anita Avenue corridor as a priority area for economic revitalization. The proposed development at 1127-1223 Santa Anita Avenue, which includes a new In-N-Out Burger and up to five additional tenant spaces, requires significant off-site water infrastructure improvements to meet modern fire flow and domestic capacity standards. To facilitate this project, the City will provide an upfront payment of $510,000.00 directly to the San Gabriel Valley Water Company (SGVWC). To protect the public's investment, the City is entering into an MOU with the property owner, Santa Anita Commercial Group, LLC, requiring that any future refunds issued by SGVWC be paid back to the City until the full $510,000.00 is recouped.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-011, authorizing the funding of water main extension on Santa Anita Avenue and payment of $510,000 to San Gabriel Valley Water Company and approving a Memorandum of Understanding (MOU) between the City and Santa Anita Commercial Group LLC establishing reimbursement requirements for the property located at1127-1223 Santa Anita Avenue ("Property"); and
2. Authorize the City Manager or designee to negotiate and execute the MOU.

11. COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS

AB 1234, section 53232.3(d) requires Members of a legislative body to provide brief reports on meetings attended at the expense of the local agency (i.e., League of California Cities Conferences, ICSC conferences, etc.) at the next regular meeting of the legislative body.

Correspondence next page.

12. CORRESPONDENCE

12.a. LETTER FROM SOUTH EL MONTE NATIONAL LITTLE LEAGUE REQUESTING A FACILITY FEE WAIVER FOR THE USE OF NEW TEMPLE PARK FIELDS, MARY VAN DYKE PARK COMMUNITY ROOM, SENIOR CENTER DINING ROOM, CONSIDERATION TO WAIVE THE PARK LIGHTING FEES, AND CONSIDERATION TO WAIVE THE FEES FOR THE INSTALLATION AND TEAR DOWN OF FIELD FENCES

The South El Monte National Little League ("SEMNLL") is requesting reservation facility fee waivers for the use of New Temple Park fields, Senior Center Dining Room, Mary Van Dyke Park Community Room, and requesting the City Council consider waiving the reservation light fees and associated labor cost incurred to install and remove four (4) fences at New Temple Park.

RECOMMENDED ACTION: Staff recommends City Council:

1. Discuss and consider the facility reservation fee waiver request for the use of the New Temple Park fields, Senior Center Dining Room, and Mary Van Dyke Community Room for the estimated amount of $36,825.00;
2. Discuss and consider the request to waive the light fees in the estimated amount of $7,740.00; and
3. Discuss and consider waiving the associated labor cost incurred to install and remove four (4) fences at New Temple Park in the estimated amount of $4,700.00.

13. COUNCILMEMBERS' AGENDA

13.a. COUNCILMEMBER HECTOR DELGADO

1. Discussion/Action/Direction on funding for infrastructure projects that have the potential for our city to benefit.
2. Discussion/Action/Direction on supporting our South El Monte High School CSF program in the amount of $500.00 dollars.
3. Discussion/Action/Direction on the Brewers Baseball application for waiver of fees.

14. CLOSED SESSION

14.a. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION:

Pursuant to Government Code Sections 54956.9(d)(2): one matter

15. ADJOURNMENT OF CITY COUNCIL AND SUCCESSOR AGENCY MEETING

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, March 3, 2026, at 6:00 p.m.

CERTIFICATION

I, Adrian Garcia, MMC, City Clerk of the City of South El Monte, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on this February 12, 2026, seventy-two (72) hours prior to the meeting per Government Code 54954.2 at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org.

Adrian Garcia, MMC

City Council Agenda Report
Agenda Item No. 4.a.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY:

SUBJECT: Presentation of Certificates of Recognition to the Shively Dance Team for their 1st Place win at the Sharp Dance Competition.

SUMMARY:

RECOMMENDED ACTION:

FISCAL/FINANCIAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

None

City Council Agenda Report
Agenda Item No. 4.b.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY:

SUBJECT: Presentation of Certificates of Recognition to the EM/SEM Jets Cheer teams for the 2nd and 3rd Place at the Las Vegas Cheer Competitions.

SUMMARY:

RECOMMENDED ACTION:

FISCAL/FINANCIAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

None

City Council Agenda Report

Agenda Item No. 4.c.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY:

SUBJECT: Presentation of Certificates of Recognition to the Veterans of Foreign Wars Post 10218 for their participation in the City of South El Monte's Veterans Day Event.

SUMMARY:

RECOMMENDED ACTION:

FISCAL/FINANCIAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

None

City Council Agenda Report
Agenda Item No. 4.d.

DATE:	February 17, 2026
TO:	Honorable Mayor and Members of the City Council
APPROVED BY:	Rene Salas, City Manager
SUBMITTED BY:	Gerardo Marquez, Director of Community Development & Public Works
SUBJECT:	Public Works Department Quarterly Report

SUMMARY:

RECOMMENDED ACTION:

FISCAL/FINANCIAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

None

Successor Agency Agenda Report
Agenda Item No. 7.a.

DATE: February 17, 2026

TO: Honorable Chairperson and Members of the Board

APPROVED BY: Rene Salas, Executive Director

SUBMITTED BY: Adrian Garcia, MMC, City Clerk

SUBJECT: CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES OF JANUARY 20, 2026

SUMMARY: Staff is requesting approval of the Minutes of the January 20, 2026, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the January 20, 2026, Regular City Council Meeting.

FISCAL/FINANCIAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

A. Draft Reg CC and SA Minutes 1-20-26

CITY OF SOUTH EL MONTE
REGULAR CITY COUNCIL AND SUCCESSOR AGENCY MEETING MINUTES
Tuesday, January 20, 2026 - 6:00 PM
1415 Santa Anita Avenue, South El Monte, California 91733

Mayor Olmos called the meeting to order at 6:00 P.M.

1. ROLL CALL

PRESENT:	Councilmember/Board Member(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem/Vice Chair Bojorquez, and Mayor/Chair Olmos
ABSENT:	Councilmember/Board Member(s):	None

STAFF PRESENT: Rene Salas, City Manager; Susie A. Altamirano, City Attorney; Adrian Garcia, City Clerk; Gerardo Marquez, Director of Community Development and Public Works; David De Vries, Director of Economic Development; and Sabrina Muhne, Deputy City Clerk.

Zoom was provided for the public to participate during Public Comment via teleconference.

2. PLEDGE OF ALLEGIANCE – Councilmember Acosta led the Pledge of Allegiance.

3. INVOCATION – Robert Yrigoyen, Parish Council President, Epiphany Catholic Church, offered the invocation.

4. PRESENTATIONS

4.a. Mayor and City Council presented Certificates of Recognition to the South El Monte High School Girls Volleyball team for their triumphant win at CIF Championships.

4.b. Mayor and City Council presented Certificates of Recognition to the Los Angeles County Bookmark Contest winners from South El Monte.

4.c. Mayor and City Council presented plaques to the 2025 Holiday Home Decorating Contest winners.

4.d. *This item will be presented in February.*

4.e. Deputy Ayers presented the Sheriff's Department Report for the months of October, November, and December 2025.

PRESENTATIONS (CONTINUED)

4.f. Code Enforcement Supervisor Rodriguez presented the Code Enforcement and Public Safety Department Report for the months of October, November, and December 2025.

4.g. Community Development and Public Works Director Gerardo Marquez presented the Community Development/Homeless Commission Updates.

5. APPROVAL OF THE AGENDA AND WAIVER OF FULL READING OF ORDINANCES

Councilmember Acosta requested to pull Agenda Items 7.e. and 7.f. from the Consent Calendar for discussion.

Motion by Councilmember Delgado, seconded by Councilmember Acosta, to approve the agenda as amended. Motion passed 5-0, by the following vote:

AYES:	Councilmember(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos
NAYS:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None

6. PUBLIC COMMENT

Mayor Olmos opened Public Comment.

1. Alejandro Ibarra, Field Representative, Office of Senator Susan Rubio, provided updates on the senator's changing leadership roles in Sacramento, and announced that the nomination period for the Woman of the Year Awards is now open.

2. Colin Wu, on behalf of the owner of 9535 Rush Street, spoke on Agenda Item 10.a. and presented a mixed-use development project proposal.

3. Sebastian Diaz, on behalf of the owner of 9535 Rush Street, spoke on Agenda Item 10.a. and presented a mixed-use development project proposal.

4. Christle Chumney, Regional Administrator, LA County Library, introduced the appointment of Amanda Rodarte-Contreras, the new South El Monte Library Manager.

5. Amanda Rodarte-Contreras, Library Manager, South El Monte Library, provided updates on upcoming library programs, the African American and Black History Month Programs, and celebrating Alma Thomas' artwork.

6. Richard Angel, resident, spoke on informing residents on development projects through the newsletter and thanked the Mayor for her work in getting In-N-Out Burger in the City.

DRAFT

PUBLIC COMMENT (CONTINUED)

7. Robert Yrigoyen, resident, expressed concerns on Agenda Item 7.e.

8. Eduardo Saucedo spoke on the Kruse property as a boxing facility, updating City Hall, Quimby fees, the Starlite Community and Mayans Development projects, the cannabis ordinance, councilmembers' unpaid fines, and the City's economic growth.

9. Roseanne Angel, resident, spoke on the Home Decorating Contest Winner awards, and informing residents of upcoming large developments near residential areas.

10. Denise Silva, Community Services Commissioner, commended the Homeless Commission's activities, and introduced Come As U R Inc., a nonprofit 501(c)(3) mobile shower program.

11. John Ventura, resident, presented a letter signed by residents on Leafdale Avenue and Haig Street requesting Councilmember Acosta to read aloud, expressed concerns on paving activity at Allgeyer Avenue, being served with a restraining order, use of SB1 funds, and called for the resignation of Mayor Pro Tem Bojorquez and the City Manager.

There being no further public comments, Mayor Olmos closed Public Comment.

7.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-003, APPROVING PROJECT ACCEPTANCE AND NOTICE OF COMPLETION FOR THE CITY HALL AND COUNCIL CHAMBER'S RESTROOM REMODEL (CDBG), CITY PROJECT NO. 637

Councilmember Acosta directed questions to staff on the bid solicitation process, the project completion timeline, and contingency funds.

Other discussion topics included the bid selection process, council's prior approval of the project, ADA compliance, and clarification on additional project expenses.

Motion by Councilmember Acosta, seconded by Councilmember Delgado, to adopt Resolution No. 26-003, accepting the completion for the City Hall and Council Chamber's Restroom Remodel (CDBG) Project, to authorize City Clerk to send the Notice of Completion for recordation to the Los Angeles County Recorder's Office, and to release retention accordingly. Motion passed 5-0, by the following vote:

AYES:	Councilmember(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos
NAYS:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None

CONSENT CALENDAR (CONTINUED)

7.f. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-004, ACCEPTING THE MERCED AVENUE GREENWAY PROJECT AS COMPLETE AND AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER

Councilmember Acosta directed questions to staff on any additional work done not part of the original scope.

Motion by Councilmember Acosta, seconded by Councilmember Delgado, to adopt Resolution No. 26-004, accepting the completion of the Merced Avenue Greenway Project, to authorize City Clerk to send the Notice of Completion for recordation to the Los Angeles County Recorder's Office, and to release retention accordingly. Motion passed 5-0, by the following vote:

AYES:	Councilmember(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos
NAYS:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None

7. CONSENT CALENDAR – CITY COUNCIL

Motion by Councilmember Rodriguez, seconded by Councilmember Delgado, to approve the balance of the Consent Calendar. Motion passed 5-0, by the following vote:

AYES:	Councilmember(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos
NAYS:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None

7.a. Approved the Minutes for the December 2, 2025, Special City Council Meeting.

7.b. Approved the Minutes for the November 18, 2025, Regular City Council Meeting.

7.c. Adopted Resolution No. 26-001, authorizing payment of City expenditures for the period of November 27, 2025, through January 14, 2026, totaling $4,241,928.89.

7.d. Adopted Resolution No. 26-002, authorizing City of South El Monte officers holding specified titles, or their successors in office, to invest in LAIF.

7.e. *This item was heard before approval of the Consent Calendar*.

7.f. *This item was heard before approval of the Consent Calendar*.

8. CONSENT CALENDAR – SUCCESSOR AGENCY

Motion by Vice Chair Bojorquez, seconded by Board Member Acosta, to approve the Consent Calendar. Motion passed 5-0, by the following vote:

AYES:	Board Member(s):	Acosta, Delgado, Rodriguez, Vice Chair Bojorquez, and Chair Olmos
NAYS:	Board Member(s):	None
ABSENT:	Board Member(s):	None

8.a. Approved the Minutes for the November 18, 2025, Successor Agency Meeting.

9. PUBLIC HEARINGS – None

10. GENERAL BUSINESS

10.a. CONSIDERATION OF ARTS DISTRICT OVERLAY AND SELECTION OF PREFERRED ALTERNATIVE

Mayor Olmos introduced the item, and David De Vries, Director of Economic Development, provided a presentation.

Discussion topics included resident support for arts districts, the district's potential environment and reputation, the number of expected versus needed visitors for sustainability, potential impacts on cannabis buffer zones, funding options, the business options in the district, artists willing to contribute towards murals, existing murals, and other local examples.

Staff was directed to review Alternative 1: West Industrial and Alternative 2: Central Civic as preferred options for the Arts District Overlay.

This item was received and filed.

10.b. DISCUSSION RELATED TO EXPRESSIVE CONDUCT AT CITY NIGHT MARKET AND POTENTIAL REGULATION OPTIONS

Mayor Olmos introduced the item, and Susie A. Altamirano, City Attorney, provided a presentation.

Discussion topics included freedom of speech, right to protest, incidents that prompted this discussion, the potential application process, First Amendment, public safety issues, designated spaces at events, family-friendly spaces, unwanted solicitations at events, hate speech issues occurring across the country under expressive conduct, establishing code of conduct, common courtesy in public spaces, upholding speaking rights, City-hosted events versus public space area events, and the difference once violence gets involved.

This item was received and filed.

11. COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS

Councilmember Rodriguez announced he had nothing to report.

Councilmember Delgado announced he attended the following: the Employee Recognition Dinner, the Greater Los Angeles County Vector Control District Board of Trustees Meeting, a Valle Lindo School District Christmas dance program, and a Free Food Distribution with Emergency Resources Association, Vietnamese Alliance Church, and Valle Lindo School District.

Mayor Pro Tem Bojorquez announced he attended the following: the Christmas Wish Toy Giveaway, a Free Food Distribution with Emergency Resources Association, Vietnamese Alliance Church, and Valle Lindo School District, the Valle Lindo School District Christmas dance program, the Santa's Sleigh drive around, the Senior Center's Christmas Luncheon, and the Senior Center's New Year's Luncheon.

Councilmember Acosta announced he attended the following: a Free Food Distribution with Emergency Resources Association, Vietnamese Alliance Church, and Valle Lindo School District, the CIF South El Monte High School Varsity Football game, the Employee Recognition Dinner, the Christmas Wish Toy Giveaway, the Santa's Sleigh drive around, the Senior Center's Christmas Luncheon, and the Senior Center's New Year's Luncheon.

At 9:17 p.m., Councilmember Rodriguez left the chambers.

At 9:19 p.m., Councilmember Rodriguez returned to the chambers.

Mayor Olmos announced she attended the following: the Senior Center's Christmas Luncheon, the Senior Center's New Year's Luncheon, the Employee Recognition Dinner, a Free Food Distribution with Emergency Resources Association, Vietnamese Alliance Church, and Valle Lindo School District, the Christmas Wish Toy Giveaway, the CIF South El Monte High School Varsity Football game, the VACCO Industries Christmas Luncheon, the Los Angeles County Sanitation District No. 15 Board of Directors Regular Meeting, the Santa's Sleigh drive around, the San Gabriel Valley Economic Partnership Merry Mingle, the League of California Cities Los Angeles County Division All Cities Holiday Reception, and the Senior Center's December Birthdays & Spirit Week Social.

12. CORRESPONDENCE – None

13. COUNCILMEMBERS' AGENDA

13.a. COUNCILMEMBER HECTOR DELGADO

1. Consideration of $5,000.00 donation to South El Monte High School's Volleyball Team in support of their CIF Championship Run. Donation would help cover the cost of rings for student/athletes.

Councilmember Delgado summarized his item and requested the donation due to the majority of the students not being able to afford the championship rings on their own.

Mayor Olmos clarified that the school is not allowed to purchase the rings for the students and welcomed other donations from the public.

Motion by Councilmember Acosta, seconded by Councilmember Delgado, to donate $5,000.00 to the South El Monte High School's Volleyball Team to help cover the cost of championship rings. Motion passed 5-0, by the following vote:

AYES:	Councilmember(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos
NAYS:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None

13.b. COUNCILMEMBER MANUEL ACOSTA

1. City Manager's Authority to Approve Unscheduled, Unapproved Projects
Discussion/Action: What, if any, is the city manager's authority to approve projects under a contingency budget (i.e., a construction project)? What is the interplay between a contingency budget and unscheduled or unapproved scope of work within a project? The construction contingency budget is defined as a budgeted item for unforeseen circumstances.

Councilmember Acosta referenced the letter that was presented during Public Comment, summarized his item, and directed questions to staff on current paving projects.

This item was continued to a future meeting.

2. Speed Mitigating Actions for Michael Hunt Drive
Discussion/Action: A common theme among residents that live on Michael Hunt Drive is drivers driving through the street excessively. The installation of speed mitigating items such as speed bumps should be evaluated.

Councilmember Acosta summarized his item.

Discussion topics included prior liability coverage issues because of damage to emergency vehicles, rumble strip options, checking with the insurance carrier, nearby neighborhoods that have speed bumps, speed bump signage, stop signs with lights, and other crosswalk strips.

Staff was directed to review options and bring back at a future meeting.

DRAFT

14. CLOSED SESSION

At 9:47 p.m., Mayor and City Council recessed into Closed Session.

14.a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code Section 54956.8)
PROPERTY: 9617 Alpaca St, South El Monte, California 91733
Agency Negotiator: Rene Salas, City Manager
Negotiation Parties: Alpaca Park LLC
Under Negotiation: Price and terms of payment as it relates to interests in real property.

14.b. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
(Pursuant to Government Code Section 54956.9(d)(2) and (e)(1)): (four matters)

14.c. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
(Pursuant to Government Code Section 54956.9(d)(4)): (one matter)

At 12:09 a.m., Mayor Olmos reconvened the meeting with all councilmembers present.

Susie A. Altamirano, City Attorney, announced City Council discussed Items 14.a. through 14.c., reports were provided, feedback given, no reportable action, and at 10:25 p.m., Mayor and City Council voted to extend the meeting past 10:00 p.m. Motion to extend the meeting passed 5-0, by the following vote:

AYES:	Councilmember(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos
NAYS:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None

15. ADJOURNMENT

There being no further business coming before this body, at 12:09 a.m., Mayor Olmos adjourned the meeting in Memory of Allen J. Parker, former City Manager, to a Regular City Council Meeting on Tuesday, February 3, 2026, at 6:00 p.m.

Minutes prepared by Sabrina A. Muhne, Deputy City Clerk.

_____ _____

Adrian Garcia, MMC, City Clerk Gloria Olmos, Mayor

DRAFT

City Council Agenda Report
Agenda Item No. 7.b.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Masami Higa, Director of Finance

SUBJECT: CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-007, APPROVING WARRANTS FOR THE PERIOD OF JANUARY 29, THROUGH FEBRUARY 12, 2026

SUMMARY: Authorizing payment of City expenditures for the period of January 29, 2026, through February 12, 2026, totaling $1,33,043.19.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-007, authorizing payment of City expenditures.

FISCAL/FINANCIAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

A. Resolution No. 26-007
B. 2.17.26 Warrant

ATTACHMENT A

RESOLUTION NO. 26-007

A RESOLUTION OF THE SOUTH EL MONTE CITY COUNCIL ALLOWING CERTAIN CLAIMS AND DEMANDS FOR THE PERIOD OF JANUARY 29, 2026, THROUGH FEBRUARY 12, 2026, TOTALING $1,333,043.19.

THE CITY COUNCIL OF THE CITY OF SOUTH EL MONTE DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37202 of the Government Code, the Finance Director hereby certifies to the accuracy of the following demands and the availability of funds for payment thereof.

_____
Finance Director

SECTION 2: That the following claims and demands have been audited as required by law and that the same are hereby allowed in the amount hereafter set forth.

	CLAIMANT	CLAIM PERIOD	WARRANT #'S	AMOUNT
FY 25/26	Electronic Warrants	1/29/26-2/11/26	DFT0003364-3390	$253,731.12
FY 25/26	Regular Warrants	1/29/26-2/11/26	17898-18004	$875,688.23
Payroll	Direct Deposit	PPE 2/5/26	12384-12508	$199,050.88
Payroll	Check	PPE 2/5/26	2321-2324	$4,572.96

TOTAL EXPENDITURES RESOLUTION NO. 26-007 $1,333,043.19.

PASSED, APPROVED, AND ADOPTED this 17th day of February 2026.

_____
Gloria Olmos, Mayor

ATTEST:

_____
Adrian Garcia, MMC, City Clerk

Attachment: Exhibit A – Expense Report

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SOUTH EL MONTE)

I, Adrian Garcia, MMC, City Clerk of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 26-007, was duly passed and approved by the City Council of the City of South El Monte at a regular meeting of said Council held on the 17th day of February 2026, and that said Resolution was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Adrian Garcia, MMC, City Clerk

ATTACHMENT B

South El Monte, CA

Warrant Register

City Council Meeting 2/17/26

Payable Dates 1/29/2026 - 2/12/2026

Account Number	Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
36.0360.3600.5204	JOSHUA JASSO-ORTEGA	17898	01/28/2026	JAN'26 H.C MEETING ATTENDANCE	150.00
36.0360.3600.5204	JOSHUA JASSO-ORTEGA	17898	01/28/2026	DEC'25 H.C MEETING ATTENDANCE	150.00
36.0360.3600.5204	MICHAEL SHORT	17902	01/28/2026	JAN'26 H.C MEETING ATTENDANCE	150.00
36.0360.3600.5204	MICHAEL SHORT	17902	01/28/2026	DEC'25 H.C MEETING ATTENDANCE	150.00
15.0450.4510.6025	BRIDGEROCK CONSTRUCTION INC	17924	01/29/2026	PO 2969 SHIVLEY RESTROOM IMPROV	10,500.00
01.0000.0000.2245	INTERNATIONAL BROTHERHOOD OF 986 TCWH	17925	01/29/2026	JAN - 2026 BILLING PERIOD - ADMIN	1,587.00
01.0000.0000.2245	INTERNATIONAL BROTHERHOOD OF 986 TCWH	17925	01/29/2026	JAN - 2026 BILLING PERIOD - MISC	594.00
01.0130.1330.5215	MODERN IT, INC	17926	01/29/2026	CSEM - AUTOPILOT FOR DEVICE SETUPS	3,937.50
01.0151.1541.5215	ROMAN GALLARDO JR.	17927	01/29/2026	Youth Basketball Officials Fee	140.00
01.0000.0000.2270	STATE OF CA FRANCHISE TAX BOARD	17928	01/29/2026	A. REYES #1108750875	8.15
01.0151.1541.5215	VIEN HO	17929	01/29/2026	Youth Basketball Officials Fee	140.00
01.0000.0000.2240	VONS CREDIT UNION	17930	01/29/2026	#81995 - JAN.2026 BILLING PERIOD ASSOC. FEEES	100.50
01.0100.1020.5215	ARCHITECTURAL DESIGN & SIGNS, INC.	17931	01/29/2026	CITY OF SOUTH EL MONTE SIGN DESIGN	3,000.00
01.0151.1541.5215	ANDREW WING	17932	02/03/2026	Youth Basketball Officials Fee	140.00
01.0151.1541.5215	DUANE TAKAYAMA	17933	02/03/2026	Youth Basketball Officials Fee	140.00
01.0151.1541.5215	JOSHUA MORENO	17934	02/03/2026	Youth Basketball Officials Fee	140.00
01.0000.0000.2510	KB HOME GREATER LOS ANGELES	17935	02/03/2026	2540 ROSEMEAD BLVD/ GRADING PERMIT REFUND	126,077.70
01.0151.1541.5215	MIGUEL MURRIETA	17936	02/03/2026	Youth Basketball Officials Fee	140.00
40.0900.9000.6025	PTM GENERAL ENGINEERING SERVICES INC	17938	02/03/2026	RELEASE OF RETENTION HSIP 5352(025)	16,895.15
01.0000.0000.2225	STANDARD INSURANCE	17939	02/03/2026	JANUARY - LIFE INSURANCE AD&D & ST DISABILITY	7,420.53
01.0000.0000.2224	STANDARD INSURANCE	17940	02/03/2026	FEBRUARY - SUPP. LIFE AND AD&D	389.06
01.0170.1710.5520	WBF FIRE PROTECTION LLC	17941	02/03/2026	FIRE SURPRESSION INSPECT.	800.00
01.0170.1720.5520	WBF FIRE PROTECTION LLC	17941	02/03/2026	ANN INSPECTION REPAIRS @YARD	2,450.00
01.0100.1040.5922	SOUTH EL MONTE HIGH SCHOOL	17942	02/03/2026	SPONSERSHIP FOR VOLLEYBALL - SEM HIGH SCHOOL	5,000.00
01.0100.1040.5922	SOUTH EL MONTE HIGH SCHOOL	17943	02/03/2026	SPONSERSHIP FOR FOOTBALL - SEM HIGH SCHOOL	5,000.00
01.0100.1010.5406	EL MONTE/SOUTH EL MONTE JETS	17944	02/04/2026	Sponsorship to EM/SEM Jets	500.00
01.0100.1010.5406	TEMPLE STATION SHERIFF'S OUTREACH FOUNDATIOI	17945	02/04/2026	Silver Sponsor/ Gala 2/11/26	2,500.00
01.0100.1010.5406	VET HUNTERS PROJECT	17946	02/04/2026	Sponsorship to EM/SEM Jets	300.00
01.0170.1770.5525	ANDY TRUONG	17947	02/11/2026	#41 SERVICE	155.31
01.0170.1770.5525	AUTOZONE	17948	02/11/2026	#22 NEW MAIN FUSE	6.83
55.0495.4970.5996	BARR & CLARK, INC.	17949	02/11/2026	LBP INSPECTION/ 10444 WEAVER ST	1,000.00

Account Number	Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
01.0170.1020.5515	BASE HILL, INC.	17950	02/11/2026	1/26 JANITORIAL SVCS CCTR	3,240.00
01.0170.1020.5515	BASE HILL, INC.	17950	02/11/2026	1/26 JANITORIAL SVCS CHALL	1,005.00
01.0170.1020.5515	BASE HILL, INC.	17950	02/11/2026	1/26 JANITORIAL SVCS PSO	145.00
01.0170.1020.5515	BASE HILL, INC.	17950	02/11/2026	1/26 JANITORIAL SVCS SCTR	600.00
01.0170.1020.5515	BASE HILL, INC.	17950	02/11/2026	1/26 JANITORIAL SVCS MCTR	600.00
01.0170.1020.5515	BASE HILL, INC.	17950	02/11/2026	1/26 JANITORIAL SVCS MCTR	250.00
01.0170.1020.5515	BASE HILL, INC.	17950	02/11/2026	1/26 JANITORIAL SVCS SCTR	2,495.00
01.0150.1540.5951	BASE HILL, INC.	17950	02/11/2026	3L CLUB SCTR SP CLEANING	240.00
01.0160.1650.5520	BRIDGEROCK CONSTRUCTION INC	17951	02/11/2026	Fencing for New Temple Park Snack Bar	1,500.00
44.0800.8010.5908	CALIFORNIA ASSOCIATION FOR COORDINATED TRAN	17952	02/11/2026	Transportation CalAct Membership Fee	880.00
01.0160.1650.5520	DDC ELECTRIC SUPPLY, INC.	17953	02/11/2026	GREEN CABLE NTP SCOREBOARD	143.96
01.0160.1640.5520	DDC ELECTRIC SUPPLY, INC.	17953	02/11/2026	LIGHTING REPAIR @ POOL	426.37
01.0151.1543.5430	DDC ELECTRIC SUPPLY, INC.	17953	02/11/2026	ELEC SUPPLIES FOR SPECIAL EVENTS	289.19
01.0150.1510.5204	DENISE R. SILVA	17954	02/11/2026	COMMUNITY SERVICES COMMISSION MTG. 2-11-26	100.00
06.0300.3010.5430	DRIFTWOOD DAIRY, INC	17955	02/11/2026	Congregate Program	321.98
06.0300.3020.5430	DRIFTWOOD DAIRY, INC	17955	02/11/2026	Home Delivered Program	35.77
06.0300.3010.5430	DRIFTWOOD DAIRY, INC	17955	02/11/2026	Congregate Program	289.79
06.0300.3020.5430	DRIFTWOOD DAIRY, INC	17955	02/11/2026	Home Delivered Program	32.19
01.0170.1720.5520	ECOLAB PEST ELIM. DIVISION	17956	02/11/2026	1/29 PEST CONTROL	160.43
01.0170.1710.5520	ECOLAB PEST ELIM. DIVISION	17956	02/11/2026	1/29 PEST CONTROL CHALL	222.56
01.0160.1620.5520	ECOLAB PEST ELIM. DIVISION	17956	02/11/2026	1/29 PEST CONTROL SCTR	341.15
01.0140.1430.5406	EL MONTE PRINTING	17957	02/11/2026	DEPT. SUPPLIES	55.38
01.0160.1670.5520	EWING IRRIGATION	17958	02/11/2026	CATCHY CAN @ MVD	55.38
15.0450.4510.6025	EWING IRRIGATION	17958	02/11/2026	NTP IRR IMPROVEMENTS	253.87
01.0170.1770.5525	FORD OF MONTEBELLO	17959	02/11/2026	#11 SPARK PLUGS	101.00
01.0130.1330.5931	GOGOV, INC	17961	02/11/2026	4/1/26-3/31/27 CRM SOFTWARE	6,756.00
01.0160.1620.5520	GRAINGER	17962	02/11/2026	FAUCET SCTR	280.18
01.0170.1520.5430	GRAINGER	17962	02/11/2026	N95 MASKS TYLER FIRE	168.26
37.0670.6720.5977	GRANT'S TRUE VALUE HARDWARE	17963	02/11/2026	ST/RD BEAUTIFCATION STORAGE	232.02
01.0170.1770.5525	GRANT'S TRUE VALUE HARDWARE	17963	02/11/2026	DRAGGER WHEELS & ASSEMBLY	44.93
01.0170.1770.5525	HACKER EQUIPMENT CO., INC.	17964	02/11/2026	BOBCAT REPAIR	362.85
01.0170.1720.5520	HAJOCA CORPORATION	17965	02/11/2026	WATER FILTER @ YARD	52.83
01.0160.1650.5520	HAJOCA CORPORATION	17965	02/11/2026	BREAKER BOX NTP	197.93
01.0130.1310.5215	HCA ASSET MANAGEMENT, LLC	17966	02/11/2026	PROFESSIONAL FEE 2ND PROGRESS	12,500.00
01.0130.1310.5903	HDL COREN & CONE	17967	02/11/2026	JAN'26-MAR'26 PROPERTY TAX	2,441.25
06.0300.3010.5215	HUNTINGTON CULINARY	17968	02/11/2026	Congregate Program	6,382.50
06.0300.3020.5215	HUNTINGTON CULINARY	17968	02/11/2026	Home Delivered Program	726.00
06.0300.3010.5215	HUNTINGTON CULINARY	17968	02/11/2026	Congregate Program	4,945.00
06.0300.3020.5215	HUNTINGTON CULINARY	17968	02/11/2026	Home Delivered Program	580.80
01.0120.1210.5920	ICC GENERAL CODE, INC	17969	02/11/2026	CODIFICATION SVCS/ SEMMC SUPPLEMENT	265.00

Account Number	Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
01.0160.1650.5520	INDUSTRIAL PIPE & STEEL	17970	02/11/2026	NTP PLAYGROUND REPAIR	12.30
01.0150.1510.5204	ISRAEL ALACIO	17971	02/11/2026	COMMUNITY SERVICES COMMISSION MTG. 2-11-26	100.00
37.0670.6720.5977	JCL TRAFFIC SERVICES	17972	02/11/2026	YELLOW N MARKERS	738.14
37.0670.6720.5977	JCL TRAFFIC SERVICES	17972	02/11/2026	ST/RD MNTC PARKING SIGNS	913.84
37.0670.6720.5977	JCL TRAFFIC SERVICES	17972	02/11/2026	SPEED LIMIT SIGNS ST/RD MNTC	1,384.57
37.0670.6720.5977	JCL TRAFFIC SERVICES	17972	02/11/2026	NO PARKING SIGNS ST/RD MNTC	1,370.75
37.0670.6720.5977	JCL TRAFFIC SERVICES	17972	02/11/2026	ST/RD MNTC CHALK LINE	32.87
37.0670.6720.5977	JCL TRAFFIC SERVICES	17972	02/11/2026	RIVET DRIVE SET ST/RD MNTC	546.98
01.0170.1520.5430	JCL TRAFFIC SERVICES	17972	02/11/2026	TYLER FIRE MESSAGE BOARD	175.00
37.0670.6720.5977	JCL TRAFFIC SERVICES	17972	02/11/2026	STREET SIGNS ST/RD MNTC	1,341.91
01.0000.0000.2510	KEYSER MARSTON ASSOCIATES, INC	17973	02/11/2026	AUG. '25 - PROFF SVCS. FOR KB HOME	2,287.50
01.0000.0000.2510	KEYSER MARSTON ASSOCIATES, INC	17973	02/11/2026	JAN. '26 - PROFF. SVCS FOR KB HOME	152.50
01.0160.1660.5520	LBC LIGHTING	17974	02/11/2026	LIGHT REPAIRS @ SHIVELY	387.63
01.0160.1650.5520	LBC LIGHTING	17974	02/11/2026	WALLPACK LIGHTS @ NTP	191.04
01.0151.1543.5430	LBC LIGHTING	17974	02/11/2026	LIGHTS @ KRUSE	199.35
01.0170.1770.5525	LUIS VELASQUEZ	17975	02/11/2026	MISC EQUIPMENT REPAIR PARTS	263.43
01.0170.1770.5525	LUIS VELASQUEZ	17975	02/11/2026	NEW SPRAY HOSE FOR CONCRETE MIXER	37.88
01.0000.0000.4554	MARINA CORTES	17976	02/11/2026	CC GYM DMG DEP RFND	600.00
37.0670.6720.5977	MEISTER SEALCOAT & SUPPLIES, LLC	17977	02/11/2026	POT HOLE PATCH REPAIR	1,368.63
37.0670.6720.5977	MEISTER SEALCOAT & SUPPLIES, LLC	17977	02/11/2026	POT HOLE PATCH REPAIR	1,249.63
01.0170.1710.5520	MISSION FENCE & PATIO BUILDERS	17978	02/11/2026	CHAINLINK REPAIR CIVIC CTR	24.34
51.0510.5100.5996	MNS ENGINEERS, INC	17979	02/11/2026	NOV'25 PLHA SERVICES	600.00
55.0495.4970.5996	MNS ENGINEERS, INC	17979	02/11/2026	DEC'25 CAL HOME SERVICES	6,120.00
01.0130.1330.5215	MODERN IT, INC	17980	02/11/2026	CSEM VASQUEZ AUDIT	1,750.00
01.0130.1330.5215	MODERN IT, INC	17980	02/11/2026	#1956 FORENSIC HOLD REQUEST	1,400.00
01.0130.1330.5215	MODERN IT, INC	17980	02/11/2026	FEB'26 MANAGED SVCS	13,530.00
01.0130.1330.5950	MRC SMART TECHNOLOGY SOLUTIONS	17981	02/11/2026	10/30/25 - 1/29/26 COPY COVERAGE	2,227.62
01.0140.1430.5406	NEW SIGN SOLUTION, INC.	17982	02/11/2026	ZONING MAP	66.45
01.0151.1543.5430	NICHOLS LUMBER & HARDWARE CO	17983	02/11/2026	CONCRETE FORM	22.76
01.0130.1330.5932	NTEGRATED CONSULTING, LLC	17984	02/11/2026	INTERNET FIBER LINES / CHALL	327.04
01.0100.1030.5215	OLIVAREZ MADRUGA LAW ORGANIZATION, LLP	17985	02/11/2026	NOV'25 HUMAN RESOURCES SERVICES	3,182.00
37.0670.6720.5977	PACIFIC PRODUCTS AND SERVICES LLC	17986	02/11/2026	CITY PAINT STENCILS ST/RD MNTC	1,392.13
37.0670.6720.5977	PACIFIC PRODUCTS AND SERVICES LLC	17986	02/11/2026	RUMBLE BAR KITS ST/RD MNTC	1,705.91
37.0670.6720.5977	PACIFIC PRODUCTS AND SERVICES LLC	17986	02/11/2026	ST/RD MNTC MISC SIGN POLES	2,046.11
37.0670.6720.5977	PACIFIC PRODUCTS AND SERVICES LLC	17986	02/11/2026	ST/RD MNTC MISC SIGN POLES	2,433.73
37.0670.6720.5977	PACIFIC PRODUCTS AND SERVICES LLC	17986	02/11/2026	ST/RD MNTC SUPPLIES & BUCKLE	1,299.98
37.0670.6720.5977	PACIFIC PRODUCTS AND SERVICES LLC	17986	02/11/2026	RUMBLE BAR KITS ST/RD MNTC	1,604.77
37.0670.6720.5977	PACIFIC PRODUCTS AND SERVICES LLC	17986	02/11/2026	ST/RD MNTC SIGN POLES	1,787.95
37.0670.6720.5977	PACIFIC PRODUCTS AND SERVICES LLC	17986	02/11/2026	ST/RD MNTC SIGN POLES	1,993.50

Account Number	Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
37.0670.6720.5977	PACIFIC PRODUCTS AND SERVICES LLC	17986	02/11/2026	ST/RD MNTC SIGN POLES	1,787.95
01.0000.0000.4250	PAUL OU	17987	02/11/2026	Duplicate App. Contractor and owner applied	248.00
01.0160.1610.5520	POST ALARM SYSTEMS	17988	02/11/2026	MAR'25 ALARM SVCS/ CCTR	54.61
01.0160.1620.5520	POST ALARM SYSTEMS	17988	02/11/2026	MAR'25 ALARM SVCS/ SCTR	54.61
01.0160.1630.5520	POST ALARM SYSTEMS	17988	02/11/2026	MAR'25 ALARM SVCS/ MCTR	54.61
01.0160.1640.5520	POST ALARM SYSTEMS	17988	02/11/2026	MAR'25 ALARM SVCS/ POOLS	54.61
01.0160.1650.5520	POST ALARM SYSTEMS	17988	02/11/2026	MAR'25 ALARM SVCS/ NTP	113.40
01.0160.1670.5520	POST ALARM SYSTEMS	17988	02/11/2026	MAR'25 ALARM SVCS/ MVD	113.40
01.0170.1710.5520	POST ALARM SYSTEMS	17988	02/11/2026	MAR'25 ALARM SVCS/ PSO	104.58
01.0170.1710.5520	POST ALARM SYSTEMS	17988	02/11/2026	MAR'25 ALARM SVCS/ CHALL	140.76
01.0170.1720.5520	POST ALARM SYSTEMS	17988	02/11/2026	MAR'25 ALARM SVCS/ YARD	164.46
44.0800.8010.5982	REGIONAL TAP SERVICE CENTER	17990	02/11/2026	JAN'26 BUS PASSES	28.80
01.0150.1510.5204	ROBERT BECERRA	17991	02/11/2026	COMMUNITY SERVICES COMMISSION MTG. 2-11-26	100.00
01.0151.1543.5430	SOUTHEAST CONSTRUCTION PRODUCTS,INC	17993	02/11/2026	CONCRETE MIX FOR REPAIR	182.74
01.0170.1020.5962	SOUTHEAST CONSTRUCTION PRODUCTS,INC	17993	02/11/2026	SMALL TOOLS	72.87
01.0170.1760.5540	SOUTHEAST CONSTRUCTION PRODUCTS,INC	17993	02/11/2026	ST/RD MNTC TOOLS	44.41
06.0300.3010.5430	SUPERIOR WAREHOUSE GROCERS	17994	02/11/2026	Congregate Program	75.33
06.0300.3020.5430	SUPERIOR WAREHOUSE GROCERS	17994	02/11/2026	Home Delivered Program	8.37
06.0300.3010.5430	SUPERIOR WAREHOUSE GROCERS	17994	02/11/2026	Congregate Program	30.08
06.0300.3020.5430	SUPERIOR WAREHOUSE GROCERS	17994	02/11/2026	Home Delivered Program	3.34
01.0170.1770.5525	SUPERKLEEN CARWASH, INC.	17995	02/11/2026	PARKING CODE CAR WASH	144.95
44.0800.8010.5525	SUPERKLEEN CARWASH, INC.	17995	02/11/2026	TRANSPO CAR WASH	244.98
01.0100.1040.5921	THE SAUCE CREATIVE SERVICES CORP.	17996	02/11/2026	Monthly Newsletter - February 2026	6,298.82
01.0170.1770.5525	THE SMOG SPOT	17997	02/11/2026	#15 SMOG CHECK	50.00
01.0100.1020.5215	TOWNSEND PUBLIC AFFAIRS	17998	02/11/2026	FEB'26 CONSULTING SERVICES	9,500.00
01.0130.1350.5215	TPX COMMUNICATIONS CO	17999	02/11/2026	FEB'26 TPX CHARGES	25.09
01.0170.1105.5215	TRANSTECH ENGINEERING, INC.	18000	02/11/2026	DEC'25 MTHLY ENG SVCS	18,303.50
01.0140.1440.5215	TRANSTECH ENGINEERING, INC.	18000	02/11/2026	DEC'25 PLAN CHECK/1118-1221SA	2,886.10
01.0170.1105.5215	TRANSTECH ENGINEERING, INC.	18000	02/11/2026	DEC'25 TRF/SA COFFEE SHOP	992.00
01.0170.1105.5215	TRANSTECH ENGINEERING, INC.	18000	02/11/2026	DEC'25 TRF/SEMHS CIRCUL	4,572.50
01.0150.1530.6020	ULINE	18001	02/11/2026	SCTR BIKE RACK	1,210.31
01.0170.1020.5956	ULINE	18001	02/11/2026	STOP/STOP PADDLES	925.52
01.0170.1170.5966	VICTORIA MORA	18002	02/11/2026	1/12/26 -2/3/26 CG SUP FUEL	42.00
01.0170.1710.5520	WHITTIER FERTILIZER	18003	02/11/2026	CHALL HOLIDAY LANDSCAPE	318.96
01.0160.1650.5520	WHITTIER FERTILIZER	18003	02/11/2026	NTP FIELD REPAIR	58.14
01.0160.1670.5520	WHITTIER FERTILIZER	18003	02/11/2026	STEER MVD INFIELD REPAIR	34.89
01.0140.1430.5215	WILLDAN ENGINEERING	18004	02/11/2026	NOV. '25 - CONSULTANT SVCS.	7,920.00
01.0140.1430.5215	WILLDAN ENGINEERING	18004	02/11/2026	DEC. '25 - CONSULTANT SVCS.	12,474.00
01.0000.0000.1410	SAN GABRIEL VALLEY WATER	18005	2/12/2026	INSTALLATION OF WATER FACILITIES	510,000.00
01.0000.0000.2225	AFLAC WORLDWIDE HEADQUARTERS	DFT0003364	02/03/2026	JANUARY '26 BILLING	1,021.48

Account Number	Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
01.0150.1530.5430	AMAZON CAPITAL SERVICES, INC	DFT0003365	02/03/2026	Supplies for Galatine Senior Social	52.03
06.0300.3020.5430	AMAZON CAPITAL SERVICES, INC	DFT0003365	02/03/2026	Home Delivered Program	57.86
01.0120.1210.5406	AMAZON CAPITAL SERVICES, INC	DFT0003365	02/03/2026	Passport supplies	59.05
01.0150.1530.5952	AMAZON CAPITAL SERVICES, INC	DFT0003365	02/03/2026	SPECIAL EVENTS SUPPLIES (TAPE/GLUE)	69.20
06.0300.3010.5430	AMAZON CAPITAL SERVICES, INC	DFT0003365	02/03/2026	C1 SUPP. (COVERS FOR NUTR. TABLE CLOTHS, DECOR.)	19.17
01.0150.1530.5952	AMAZON CAPITAL SERVICES, INC	DFT0003365	02/03/2026	Placemats for St. Patrick's Luncheon	67.28
01.0150.1530.5952	AMAZON CAPITAL SERVICES, INC	DFT0003365	02/03/2026	Placemats & Fortune cookies for Lunar Luncheon	42.99
01.0150.1530.5952	AMAZON CAPITAL SERVICES, INC	DFT0003365	02/03/2026	Placemats for St. Patricks Luncheon	22.14
01.0150.1530.5952	AMAZON CAPITAL SERVICES, INC	DFT0003365	02/03/2026	Giveaways for St. Patrick's Luncheon	107.28
01.0000.0000.2250	CALPERS	DFT0003366	02/03/2026	ACTIVE EMPLOYEE PREMIUM	105,049.28
01.0100.1050.5941	CALPERS	DFT0003366	02/03/2026	ADMIN FEE FOR RETIRED	6.12
01.0100.1050.5941	CALPERS	DFT0003366	02/03/2026	ADMIN FEE FOR ACTIVE	84.04
01.0100.1050.5945	CALPERS	DFT0003366	02/03/2026	EMPLOYER SHARE OF RETIRED PREMIUM	1,296.00
01.0160.1610.5520	QUENCH USA, INC.	DFT0003367	02/03/2026	City Hall Monthly Water Filter Services	134.45
01.0160.1610.5520	QUENCH USA, INC.	DFT0003367	02/03/2026	Senior Services Monthly Water Filter Services	71.49
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1500 N CENTRAL AVENUE	537.72
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1415 SANTA ANITA AVENUE	479.36
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1824 CENTRAL AVENUE	380.10
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1556 CENTRAL AVENUE	339.23
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1530 CENTRAL AVENUE	245.86
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1946 MERCED AVENUE	1,547.91
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1819 N CENTRAL AVENUE	222.49
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 10452 RUSH STREET	556.17
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1710 DURFEE AVENUE	237.48
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1502 PECK ROAD	237.48
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1508 PECK ROAD	237.48
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1675 DURFEE AVENUE	146.76
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1660 DURFEE AVENUE	146.76
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1900 CENTRAL AVENUE	143.82
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 N/E MERCED SANTA ANITA	139.25
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1652 TYLER AVENUE	115.87
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1109 PECK ROAD	237.48
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 2218 ROSEMEAD BLVD	111.03
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1628 DURFEE AVENUE	237.48
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 2000 SANTA ANITA AVENUE	73.67
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1819 N MERCED AVENUE	56.17
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 2022 N CENTRAL AVENUE	56.17
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1222 PECK ROAD	237.48
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 MERCED N/W SANTA ANITA	43.91
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 THIENES/PARKWAY	27.81

Account Number	Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 1707 N MERCED AVENUE	20.34
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 2004 ROSEMEAD BLVD	19.49
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 FARNDON-PECK	71.15
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003368	02/03/2026	12/9/25 - 1/8/26 N LERMA/MILLET	199.10
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003369	02/03/2026	12/17/25 - 1/12/26 2464 ROSEMEAD BLVD	206.95
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003369	02/03/2026	12/17/25 - 1/12/26 2620 ROSEMEAD BLVD	125.51
01.0170.1730.5720	SAN GABRIEL VALLEY WATER	DFT0003370	02/03/2026	12/11/25 - 1/8/26 1450 LIDCOMBE AVE	237.48
01.0000.0000.2255	VISION SERVICE PLAN	DFT0003371	02/03/2026	VISION - FEBRUARY 2026	936.98
01.0000.0000.2224	WASHINGTON NATIONAL INSURANCE CO	DFT0003372	02/03/2026	JANUARY - SUPPLEMENTAL LIFE INSURANCE	1,729.52
01.0150.1530.5406	AMAZON CAPITAL SERVICES, INC	DFT0003373	02/11/2026	Item for Seniors Galantines Social	103.24
01.0150.1530.5952	AMAZON CAPITAL SERVICES, INC	DFT0003373	02/11/2026	Stage Backdrop for Lunar New Year Luncheon	117.38
01.0160.1650.5520	AMAZON CAPITAL SERVICES, INC	DFT0003373	02/11/2026	NTP SCOREBOARD REPAIR	34.63
01.0130.1330.5406	AMAZON CAPITAL SERVICES, INC	DFT0003373	02/11/2026	PRINTER INK	420.60
01.0150.1530.5430	AMAZON CAPITAL SERVICES, INC	DFT0003373	02/11/2026	Painting Canvas for Galatine's Social	42.07
01.0140.1430.5406	AMAZON CAPITAL SERVICES, INC	DFT0003373	02/11/2026	DEPT. SUPPLIES	13.83
01.0140.1440.5406	AMAZON CAPITAL SERVICES, INC	DFT0003373	02/11/2026	DEPT. SUPPLIES	49.80
01.0150.1530.5952	AMAZON CAPITAL SERVICES, INC	DFT0003373	02/11/2026	Supplies (tape) for special events decor	17.72
01.0150.1530.5406	AMAZON CAPITAL SERVICES, INC	DFT0003373	02/11/2026	Items for Galatine's Senior Social	90.77
01.0100.1050.5406	AMAZON CAPITAL SERVICES, INC	DFT0003373	02/11/2026	HR SUPPLIES-INK	582.50
01.0160.1650.5520	AMAZON CAPITAL SERVICES, INC	DFT0003373	02/11/2026	NTP SCOREBOARD SUPPLIES	16.93
01.0000.0000.2021	CALPERS RETIREMENT	DFT0003375	02/11/2026	SERVICE CREDIT PURCHASES - ANTONIO OLIVOS	155.77
01.0000.0000.2020	CALPERS RETIREMENT	DFT0003376	02/11/2026	RATE PLAN 23047 MISC (CLASSIC TIER 2)	3,683.63
01.0000.0000.2020	CALPERS RETIREMENT	DFT0003377	02/11/2026	RATE PLAN 685 MISC (CLASSIC)	9,551.51
01.0000.0000.2020	CALPERS RETIREMENT	DFT0003378	02/11/2026	RATE PLAN 27216 MISC (PEPRA)	22,778.41
01.0000.0000.2205	DEPARTMENT OF THE TREASURY	DFT0003379	02/11/2026	FEDERAL PPE 1/31/26	25,566.18
01.0000.0000.2215	DEPARTMENT OF THE TREASURY	DFT0003379	02/11/2026	FICA PPE 1/31/26	35,581.28
01.0000.0000.2215	DEPARTMENT OF THE TREASURY	DFT0003379	02/11/2026	MED PPE 1/31/26	8,321.36
01.0000.0000.2030	EMPLOYMENT DEVELOPMENT DEPT.	DFT0003381	02/11/2026	TNG (TRAINING TAX WITHOLDING)	101.38
01.0000.0000.2030	EMPLOYMENT DEVELOPMENT DEPT.	DFT0003381	02/11/2026	UI TAX WITHHOLDINGS	1,621.54
01.0000.0000.2210	EMPLOYMENT DEVELOPMENT DEPT.	DFT0003381	02/11/2026	STATE WITHHOLDINGS	9,818.74
01.0000.0000.2230	EMPOWER RETIREMENT, LLC	DFT0003382	02/11/2026	EMPLOYEE BEFORE TAX	3,190.00
01.0000.0000.2230	EMPOWER RETIREMENT, LLC	DFT0003382	02/11/2026	EMPLOYER MATCH	3,955.00
01.0000.0000.2235	EMPOWER RETIREMENT, LLC	DFT0003382	02/11/2026	EMPLOYER MATCH AFTER TAX	37.50
01.0000.0000.2235	EMPOWER RETIREMENT, LLC	DFT0003382	02/11/2026	EMPLOYEE AFTER TAX	1,977.60
01.0000.0000.2270	EXPERT PAY - STATE DISBURSEMENT UNIT	DFT0003383	02/11/2026	CASE 200000002135289	429.50
01.0000.0000.2270	EXPERT PAY - STATE DISBURSEMENT UNIT	DFT0003383	02/11/2026	CASE 200000002163990	448.75
01.0000.0000.2270	EXPERT PAY - STATE DISBURSEMENT UNIT	DFT0003383	02/11/2026	CASE 0980438	150.00
01.0160.1610.5520	QUENCH USA, INC.	DFT0003384	02/11/2026	CC' WTR FLTR FEB'26	38.77
01.0170.1730.5705	SO CAL GAS	DFT0003385	02/11/2026	1/2 - 1/30/26 1415 SANTA ANITA AVE	22.99
01.0170.1730.5710	SOUTHERN CALIFORNIA EDISON	DFT0003388	02/11/2026	10/23/25 - 11/23/25 VARIOUS LOCATIONS	1,257.64

Account Number	Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
01.0170.1730.5710	SOUTHERN CALIFORNIA EDISON	DFT0003389	02/11/2026	12/30/25 - 1/28/26 2144 TYLER AVE PED	63.86
02.0170.1760.5966	US BANK VOYAGER FLEET SYS	DFT0003390	02/11/2026	1/24 Fuel	658.65
37.0670.6720.5966	US BANK VOYAGER FLEET SYS	DFT0003390	02/11/2026	1/24 Fuel	3,579.74
44.0800.8010.5966	US BANK VOYAGER FLEET SYS	DFT0003390	02/11/2026	1/24 Fuel	750.53
					$ 1,129,419.35

Authorization Signature

Warrant Register
Council Meeting 2/17/26
Grand Total $ 1,129,419.35

Rene Salas, City Manager

City Council Agenda Report
Agenda Item No. 7.c.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Gerardo Marquez, Director of Community Development & Public Works

SUBJECT: ADOPTION OF ORDINANCE NO. 1287 AFFIRMING THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE ZONE TEXT AMENDMENT 25-01 TO AMEND THE SOUTH EL MONTE MUNICIPAL CODE CHAPTER 17.09 AND CHAPTER 5.26 TO ALLOW COMMERCIAL CANNABIS OPERATIONS IN THE MANUFACTURING ZONE AND TO AMEND THE EXISTING REQUIRED BUFFER DISTANCES FROM JURISDICTIONAL BOUNDARIES TO 350 FEET AND MAINTAIN 1,000 FOOT BUFFERS FROM ALL OTHER SENSITIVE USES

SUMMARY: Adoption of Ordinance No. 1287, affirming the Planning Commission's recommendation to approve zoning text amendment to the South El Monte Municipal Code Chapter 17.09 and Chapter 5.26 to allow commercial cannabis operations in the manufacturing zone and to amend the existing required buffer distances from jurisdictional boundaries to 350 feet and maintain 1,000-foot buffers from all other sensitive uses.

RECOMMENDED ACTION: Staff recommends City Council waive the full reading and adopt Ordinance No. 1287, approving Planning Commission's recommendation and adopting Zone Text Amendment No. 25-01 to:

- Amend the South El Monte Municipal Code Chapter 17.09 to allow retailer commercial cannabis operations as a permitted use within the Manufacturing (M) zone; and
- Amend the South El Monte Municipal Code Chapter 5.26 to add the Manufacturing (M) zone as a permissible zone for retailer commercial cannabis operations and amend the existing required buffer distance of 1,000-foot buffer from all existing sensitive uses except for jurisdictional boundaries, the buffer of which will be 350 feet.

FISCAL/FINANCIAL IMPACT: No Anticipated Fiscal Impact.

DISCUSSION:

On November 8, 2022, the voters of South El Monte approved Measure CM, which led to the adoption of Ordinance No. 1260. This Ordinance added Chapter 5.26 to Title 5 of the South El Monte Municipal Code (SEMMC) to allow for the permitting and regulation of retail commercial cannabis operation within the City, allowing for the future issuance of a maximum of three retailer commercial cannabis operation permits. On September 26, 2023, City Council adopted Ordinance No. 1268, amending Chapter 5.26 to Title 5 of the SEMMC.

Only cannabis retailers issued a valid commercial cannabis operation permit, among other approvals, are allowed to operate in the City. The City has not yet issued any commercial cannabis operation permits. Chapter 5.26 specifies zoning and locational restrictions for cannabis retailers, and requires that prospective applicants for a retailer commercial cannabis operation permit obtain site control of a property meeting the City's zoning and locational restrictions in order to be eligible for consideration in the licensing application process. The City's current zoning and locational restrictions result in four (4) compliant parcels, as depicted on the map in Attachment C; specifically, Chapter 5.26 allows for cannabis retail as a permitted use within the Commercial (C) and Commercial-Manufacturing (C-M) zones, including any overlay zone districts covering the C or C-M zones, and includes a buffer requirement that cannabis retailers be located at least 1,000 feet from the following ("sensitive uses"):

- Other Cannabis Retail Operations
- Alcohol or Drug Treatment Facility
- Day Care Centers
- Religious Institutions
- Schools
- Youth Centers
- City Jurisdictional Boundary
- Residential Zoned Properties
- Parks

Notably, although Commercial (C) zones are permissible under Chapter 5.26, no C-zoned properties are eligible locations under the City's current sensitive use and buffer requirements due to proximity to enumerated sensitive uses.

Pursuant to California Business and Professions Code Section 26054(b), state law sets 600-foot buffers from schools, daycare centers, and youth centers, but allows local jurisdictions to specify different buffer requirements.

At the March 18, 2025 City Council Meeting, staff was directed to provide different variations of the Cannabis Retailer Buffer map showing alternative buffer distances as well as the inclusion of Manufacturing Zoned lots.

At the November 18, 2025 City Council Meeting, staff presented different variations of Cannabis Retailer Buffer maps including Manufacturing Zoned lots and showing alternative buffer distances. At the December 17, 2025 Special Planning Commission Meeting, staff presented different variations of Cannabis Retailer Buffer maps including Manufacturing Zoned lots and showing alternative buffer distances the same alternatives as Zone Text Amendment (ZTA) 25-01 to the Planning Commission at the December 17, 2025 Special Planning Commission Meeting. After reviewing all of the alternatives and the inclusion of the Manufacturing Zone, Planning Commission initiated by motion Zoning Text Amendment (ZTA) 25-01 to amend SEMMC Chapters 17.09 and 5.26 to allow retailer commercial cannabis operations as a permitted use within the Manufacturing (M) zone and to maintain the 1,000-foot buffer from all sensitive uses, with the exception of the jurisdictional buffer, which would be reduced to 350 feet, approved Resolution No. 25-08 recommending City Council approve ZTA 25-01.

On February 3, 2026, the City Council conducted a public hearing, took public testimony, introduced Ordinance No. 1287, and determined that Ordinance 1287 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption). See the staff report from February 3, 2026, attached as Attachment F, regarding the introduction of Ordinance No. 1287. Ordinance No. 1287 is now before the City Council for approval.

The table below shows the number of parcels available under the current zoning and locational requirements and under the alternative requirements recommended by Planning Commission:

Number of Eligible Lots		
	Current Zoning and locational requirements	1000 ft w/ 350 ft Jurisdictional Boundary
Commercial-Manufacturing Zone	4	23
Manufacturing Zone	N/A	82
Commercial Zone	0	0

The map in Attachment D displays the lots that would be eligible locations for future cannabis retailers if City Council approves Planning Commission's recommendation to add Manufacturing (M) zone and reduce buffers from jurisdictional boundaries to 350 feet. The pink lots represent the Commercial-Manufacturing (C-M) zoned lots and the blue lots represent the Manufacturing (M) zoned lots.

FINDINGS

Per SEMMC Sections 17.03.150 (E)(3) and (F)(3), a recommendation by Planning Commission for approval of a Zone Text Amendment and a decision by City Council regarding such recommendation must each be based on the following findings:

1. *Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the city;* Unregulated commercial cannabis activities have the potential to adversely affect the public health and safety of South El Monte residents and those engaged in licensed commercial cannabis operations. The amendment of land use regulations, in alignment with State requirements, specific only to future cannabis retailers vetted by the City's licensing application process and ultimately awarded a commercial cannabis operation permit, that will sell cannabis and cannabis products that will be tested and only sold to those that are lawfully permitted under State law to purchase the products, substantially reduces this threat to the public health and safety. Per SEMMC Chapter 5.26, operating standards, permit application procedures and restrictions have been established to ensure that all amendments made to the code shall not be detrimental to the city in general. The City's screening process (i) requires applicants to hold site control of a location compliant with City zoning and buffer requirements, ensuring a future permittee is located in appropriate location; (ii) ensures that applicants have operational experience, and bars applicants with past violations, disciplinary actions, or evidence of detriment to public health and safety from being awarded a permit; (iii) requires applicants to provide detailed operational and security measures, so only an applicant with plans ensuring full compliance may receive a permit. Chapter 5.26 for allows the City to review each future permittee annually for compliance with all local and State laws, so a permittee that receives a permit then relaxes its operational or security measures would be required to correct deficiencies or be subject to disciplinary actions, including revocation of its permit.

2. *The proposed change is in conformance with the purpose of this chapter and with all applicable, officially adopted policies and plans*; The proposed amendment will allow for commercial cannabis retailer uses that have received a permit through the City's licensing application process to be located within the Manufacturing zone, which is compatible with surrounding industrial and employment-oriented uses, as the footprint of cannabis retailers matches those of other general retail operations. The amendment does not change the operational and security requirements and safeguards established in Chapter 5.26 that ensure future cannabis retailers established in the City will not adversely affect existing businesses. In addition, the proposed amendment to the buffer distance from sensitive uses maintains appropriate separation and continues to protect nearby land uses. Thus, the amendment is consistent with all applicable, officially adopted policies, regulations, and plans.

3. *Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified*; Cannabis retailer uses typically have building and operational footprints of other general retail uses, and therefore do not require additional streets and public facilities nor impose undue strain on existing infrastructure and services. Proposed modifications to subject sites must meet all applicable Planning and Building & Safety regulations. As such no change in service use will occur to the subject properties.

4. *All uses permitted when the property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question;* The proposed amendment will ensure that future uses meet all applicable standards and requirements per SEMMC Chapter 5.26 and Chapter 17.09 and thus will be compatible with present and future uses.

ENVIRONMENTAL ANALYSIS/DETERMINATION

Staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines and has been determined that the project is exempt pursuant to CEQA Regulation 15061(b)(3). The amendment does not approve any development or construction, and any future projects will be subject to review pursuant to CEQA. The amendment does not allow for cannabis retailers to establish locations in the City without undergoing the licensing application process and receiving a permit, nor increase the number of available cannabis retailer licenses, and it does not change any building regulations or requirements that could have an environmental impact. In addition, Section 15061(b)(3) includes the general rule that CEQA applies only to activities which 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 activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Additionally, retailer commercial cannabis operations are similar to other commercial uses, subject to the same development and parking standards. Therefore, no further action is required under CEQA.

On February 3, 2026, the City Council determined that Ordinance 1287 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption).

ATTACHMENT(S):

A. Ordinance 1287
B. Current Buffer Map
C. 1000 ft & 350 ft City Boundary Buffer Map
D. RESO 25-08
E. Public Hearing Notice
F. February 3, 2026 Staff Report for Ordinance No. 1287

ATTACHMENT A

ORDINANCE NO. 1287

AN ORDINANCE OF THE CITY OF SOUTH EL MONTE CITY COUNCIL ADOPTING ZONE TEXT AMENDMENT (NO. 25-01) TO AMEND SOUTH EL MONTE MUNICIPAL CODE CHAPTER 17.09 AND CHAPTER 5.26 TO ALLOW COMMERCIAL CANNABIS OPERATIONS IN THE MANUFACTURING ZONE AND TO AMEND THE EXISTING REQUIRED BUFFER DISTANCE FROM JURISDICTIONAL BOUNDARIES TO 350 FEET AND MAINTAIN 1,000 FOOT BUFFERS FROM ALL OTHER SENSITIVE USES

WHEREAS, on January 1, 2016, a series of bills commonly referred to as Medical Cannabis Regulation and Safety Act ("MCRSA") became effective which established a comprehensive State licensing and regulatory framework for the cultivation, manufacturing, transportation, testing, and distribution and sale of medical cannabis and which affirmed the authority of local governments to impose additional regulations or to prohibit certain activities related to the cultivation, manufacture, transportation, storage, distribution, delivery, and sale of medical cannabis; and

WHEREAS, on November 8, 2016, California voters approved the Control, Regulate, and Tax Adult Use of Marijuana Act ("AUMA") legalizing possession, cultivation, and use of cannabis for recreational use by individuals over the age of twenty-one (21), established a State licensing and regulatory framework which made it legal to sell and distribute cannabis through regulated business as of January 1, 2018, and authorized local governments to impose additional regulations or to prohibit certain activities related to adult use cannabis; and

WHEREAS, on June 27, 2017, the California Legislature passed Senate Bill 94 which integrated the MCRSA with AUMA to create the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA") creating a single regulatory system governing the medical and adult-use cannabis industry in California; and

WHEREAS, the MAUCRSA preserved local control by authorizing local jurisdictions to adopt and enforce local ordinances to exercise control over cannabis-related operations; and

WHEREAS, the MAUCRSA provides that a State commercial cannabis license may not be issued to an applicant whose operations would violate the provisions of any local ordinance or regulation; and

WHEREAS, on November 8, 2022, the voters of the City of South El Monte ("City") adopted Ordinance No. 1260, which added Chapter 5.26 to Title 5 of the South El Monte Municipal Code ("SEMMC") which authorized and taxes certain cannabis businesses within the City; and

WHEREAS, Section 14 of Ordinance No. 1260 and SEMMC Section 5.26.250 permit the City Council of the City ("City Council") to amend the voter -approved cannabis regulations, provided that such amendments do not increase the adopted tax rate and, further, do not amend SEMMC Section 5.26.060; and

WHEREAS, on September 26, 2023, the City Council adopted Ordinance No. 1268 amending SEMMC Chapter 5.26; and

WHEREAS, on November 18, 2025, the City Council reviewed maps of and discussed different variations on the zoning and locational requirements for retailer commercial cannabis operations under Chapter 5.26; and

WHEREAS, a retailer commercial cannabis operation is already a permitted use in the Commercial (C) and Commercial-Manufacturing (C-M) zones, is subject to the same development standards as other commercial retail uses, including but not limited to parking and setbacks; and

WHEREAS, the proposed Ordinance would not result in the approval of any construction or development, any future cannabis retailer uses would have to undergo the licensing application process under Chapter 5.26 and would be subject to review pursuant to the California Environmental Quality Act ("CEQA") (Pub. Res. Code § 21000 *et seq.*); and

WHEREAS, pursuant to SEMMC Section 17.03.150, a Zone Text Amendment ("ZTA") may be initiated by a motion of the Planning Commission; and

WHEREAS, pursuant to SEMMC Section 17.03.150, Planning Commission must hold at least one public hearing on all ZTAs with notice of such public hearing made in accordance with SEMMC Section 17.03.130; and

WHEREAS, pursuant to SEMMC Section 17.03.150, Planning Commission may disapprove, continue to a later meeting, or recommend approval of a ZTA; and

WHEREAS, recommendations for approval of a ZTA must be based on the findings enumerated in SEMMC Section 17.03.150(E)(3); and

WHEREAS, pursuant to SEMMC Section 17.03.150, City Council must hold at least one public hearing on each Planning Commission recommendation to approve a ZTA and may decide to modify, approve, continue, or return to Planning Commission for further study and recommendations the ZTA, based on the required findings contained in SEMMC Section 17.03.150(E)(3); and

WHEREAS, at the December 17, 2025 special meeting, the Planning Commission of the City of South El Monte initiated by motion ZTA 25-01 to amend the South El Monte Municipal Code to allow retailer commercial cannabis operations as a permitted use in the Manufacturing (M) zone and to amend the required buffer distance from jurisdictional boundaries to 350 feet and maintain existing required 1,000 foot buffer distances from all other sensitive uses; and

WHEREAS, a public hearing was held before the Planning Commission on December 17, 2025, to consider the ZTA. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission of the City of South El Monte; and

WHEREAS, on December 17, 2025, the Planning Commission adopted Resolution No. 25-08 recommending City Council approve ZTA 25-01; and

WHEREAS, a notice of public hearing was posted in the San Gabriel Valley Tribune on January 22, 2026, for the first reading of Ordinance No. 1287 to be considered by City Council on February 3, 2026; and

WHEREAS, a public hearing was held before the City Council on February 3, 2026, to consider the recommendation by Planning Commission to adopt ZTA 25-01. All evidence, both written and oral, presented during said public hearing was considered by City Council in making its determination.

THE CITY COUNCIL OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: The City Council hereby approves the first reading of Ordinance No. 1287 which approves a ZTA to the SEMMC as set forth in Section 2 of this Ordinance.

SECTION 2: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated February 3, 2026, which is hereby incorporated into this Ordinance No. 1287 by reference, the City Council approves Planning Commission's recommendation to adopt ZTA 25-01, adopts ZTA 25-01, and hereby makes the following findings concerning ZTA 25-01:

A. Pursuant to South El Monte Municipal Code ("SEMMC") Section 17.03.150, there shall be substantial proof that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the city.
B. As conditioned, the proposed change is in conformance with the purpose of this chapter and with all applicable, officially adopted policies and plans.
C. As conditioned, streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified.
D. As conditioned, uses permitted when the property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question.

SECTION 3: In accordance with SEMMC Section 17.03.150(A), the proposed ZTA is consistent with the City's General Plan and other officially adopted policies and plans, and the goals and objectives stated therein. No goal or policy will be impaired.

SECTION 4: In accordance with SEMMC Section 17.03.150(C), the proposed ZTA does not relate to hazardous waste facilities, and therefore shall be consistent with the portions of the County of Los Angeles hazardous waste management plan as approved November 30, 1989, relating to siting of and siting criteria for hazardous waste facilities.

SECTION 5: Based on the findings enumerated in Section 2, City Council approves ZTA-25-01, attached hereto as Exhibit "A" amending the SEMMC as follows:

A. Amend SEMMC Chapter 17.09 to allow retailer commercial cannabis operations as a permitted use within the Manufacturing (M) zone;
B. Amend SEMMC Chapter 5.26 to provide that retailer commercial cannabis operations are a permitted use subject to Chapter 5.26 in the Manufacturing (M) zone;
C. Amend the sensitive use and buffer requirements under SEMMC Chapter 5.26 to maintain 1,000-Foot buffers from all sensitive uses with the exception of buffer requirements for jurisdictional boundaries, which will be amended to 350 feet.

For the purposes of Exhibit A, ~~strikethroughs~~ represent deletions and double underline represents additions.

SECTION 6: City Council determines that this project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Section 15061(b)(3) (common sense exemption), and a Notice of Exemption has been prepared. The exemption applies only to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 7: Any interested party may appeal this decision to the City Council pursuant to Section 17.03 of the South El Monte Municipal Code.

PASSED, APPROVED AND ADOPTED this 17th day of February 2026.

_____
Gloria Olmos, Mayor

ATTEST:

_____
Adrian Garcia, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Adrian Garcia, City Clerk of the City of South El Monte, hereby certify that the foregoing Ordinance, being Ordinance No. 1287 was duly introduced and placed upon its first reading at a regular meeting of the City Council on the 3rd day of February 2026, and that thereafter, said Ordinance was duly passed and adopted by the City Council of the City of South El Monte at a regular meeting of said Council held on the 17th day of February 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Adrian Garcia, MMC, City Clerk

EXHIBIT A TO ORDINANCE 1287

5.26.120 Retailer operating standards and restrictions.

C. Location and Design Requirements. Pursuant to the authority delegated by the state to the city under Section 26054(b) of the State Business and Professions Code and overriding the location and design requirements contained in Section 26054(b) of the State Business and Professions Code, retailer commercial cannabis operations in the city shall be subject to the following location and design requirements:

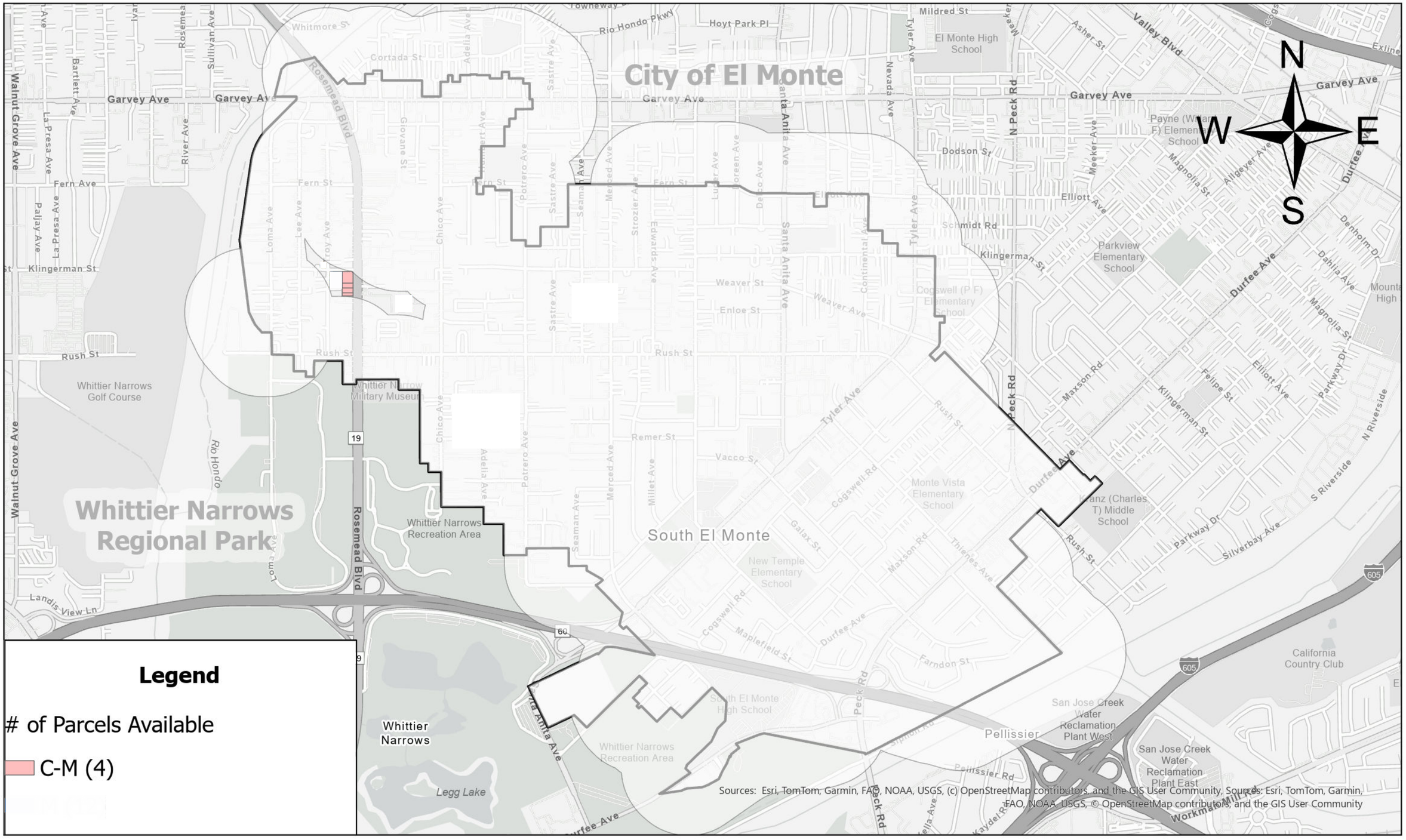
1. Retailer commercial cannabis operations shall be a permitted use subject to this chapter on property: (a) located more than one thousand feet of any retailer commercial cannabis operation permitted under this chapter, alcohol or drug treatment facility, day care center, religious institution, school, ~~or~~ youth center, park or residentially zoned property; (b) located more than three hundred and fifty (350)~~one thousand~~ feet from the city's jurisdictional boundary ~~or any park or residentially zoned property~~; and (c) zoned M (manufacturing zone), C (commercial zone) or C-M (commercial-manufacturing zone) including any overlay zone districts covering the M (manufacturing zone), C (commercial zone) or C-M (commercial-manufacturing zone).

Table 17.09.020-A Uses for Industrial Zones – Manufacturing Zone (M)

The following row is added to Table 17.09.020-A:

Retailer commercial cannabis operations in accordance with Chapter 5.26 of Title 5 of this Code	P

Buffer of 1000 Feet from SEM Boundary and 1000 Feet From Sensitive Uses



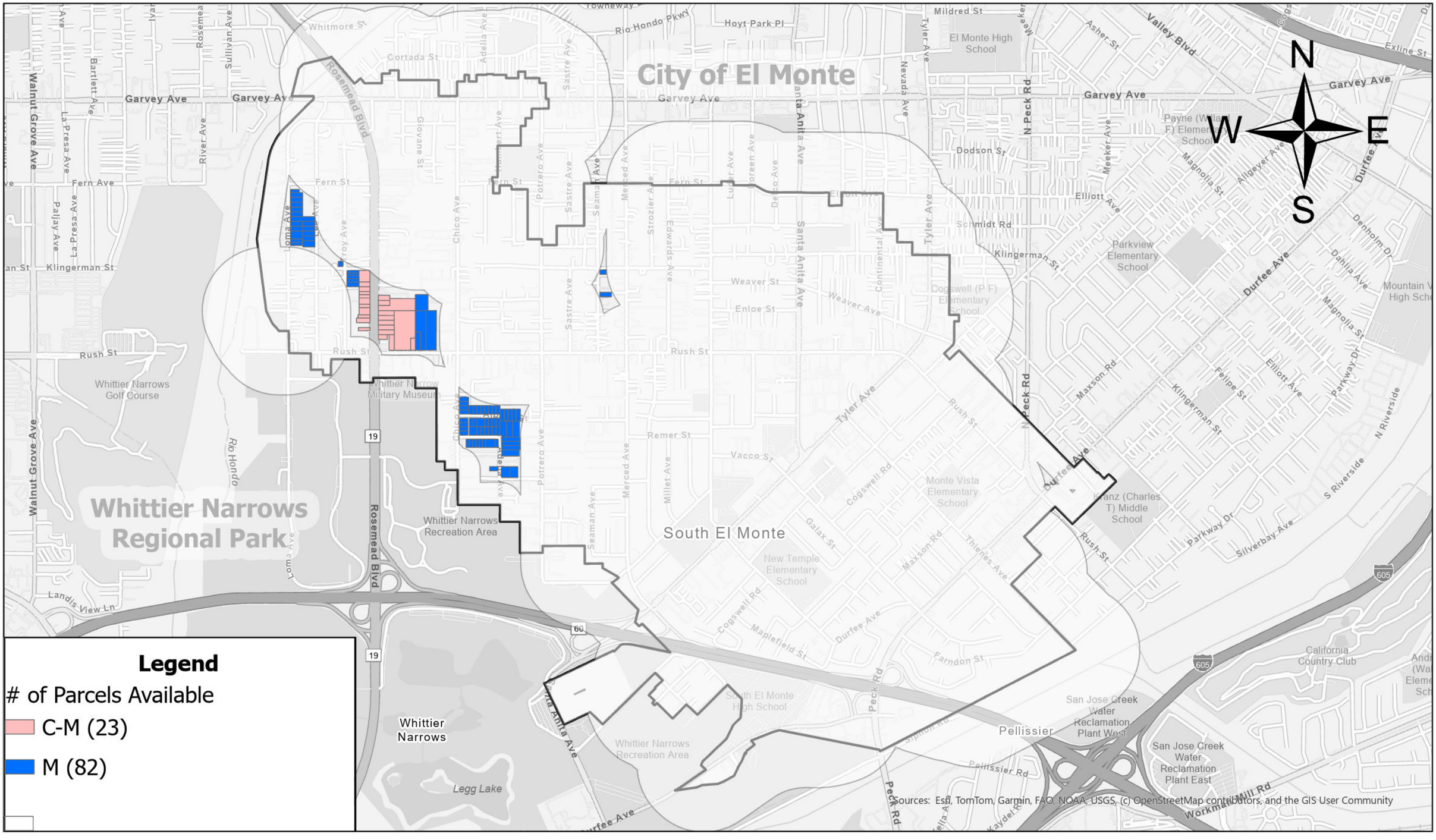
Legend

# of Parcels Available

C-M (4)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Buffer of 350 Feet from SEM Boundary and 1000 Feet From Sensitive Uses



PLANNING COMMISSION

RESOLUTION NO. 25-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE TEXT AMENDMENT (NO. 25-01) TO AMEND SOUTH EL MONTE MUNICIPAL CODE CHAPTER 17.09 AND CHAPTER 5.26 TO ALLOW COMMERCIAL CANNABIS OPERATIONS IN THE MANUFACTURING ZONE AND TO AMEND THE EXISTING REQUIRED BUFFER DISTANCE FROM SENSITIVE USES.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

WHEREAS, on January 1, 2016, a series of bills commonly referred to as Medical Cannabis Regulation and Safety Act ("MCRSA") became effective which established a comprehensive State licensing and regulatory framework for the cultivation, manufacturing, transportation, testing, and distribution and sale of medical cannabis and which affirmed the authority of local governments to impose additional regulations or to prohibit certain activities related to the cultivation, manufacture, transportation, storage, distribution, delivery, and sale of medical cannabis; and

WHEREAS, on November 8, 2016, California voters approved the Control, Regulate, and Tax Adult Use of Marijuana Act ("AUMA") legalizing possession, cultivation, and use of cannabis for recreational use by individuals over the age of twenty-one (21), established a State licensing and regulatory framework which made it legal to sell and distribute cannabis through regulated business as of January 1, 2018, and authorized local governments to impose additional regulations or to prohibit certain activities related to adult use cannabis; and

WHEREAS, on June 27, 2017, the California Legislature passed Senate Bill 94 which integrated the MCRSA with AUMA to create the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA") creating a single regulatory system governing the medical and adult-use cannabis industry in California; and

WHEREAS, the MAUCRSA preserved local control by authorizing local jurisdictions to adopt and enforce local ordinances to exercise control over cannabis-related operations; and

WHEREAS, the MAUCRSA provides that a State commercial cannabis license may not be issued to an applicant whose operations would violate the provisions of any local ordinance or regulation; and

WHEREAS, on November 8, 2022, the voters of the City of South El Monte ("City") adopted Ordinance No. 1260, which added Chapter 5.26 to Title 5 of the South El Monte Municipal Code ("SEMMC") which authorized and taxes certain cannabis businesses within the City; and

WHEREAS, Section 14 of Ordinance No. 1260 and SEMMC Section 5.26.250 permit the City Council of the City ("City Council") to amend the voter -approved cannabis regulations, provided that such amendments do not increase the adopted tax rate and, further, do not amend

SEMMC Section 5.26.060; and

WHEREAS, on September 26, 2023, the City Council adopted Ordinance No. 1268 amending SEMMC Chapter 5.26; and

WHEREAS, on November 18, 2025, the City Council reviewed maps of and discussed different variations on the zoning and locational requirements for retailer commercial cannabis operations under Chapter 5.26; and

WHEREAS, a retailer commercial cannabis operation is already a permitted use in the Commercial (C) and Commercial-Manufacturing (C-M) zones, is subject to the same development standards as other commercial retail uses, including but not limited to parking and setbacks; and

WHEREAS, the proposed Ordinance would not result in the approval of any construction or development, any future cannabis retailer uses would have to undergo the licensing application process under Chapter 5.26 and would be subject to review pursuant to the California Environmental Quality Act ("CEQA") (Pub. Res. Code § 21000 *et seq.*); and

WHEREAS, at the December 17, 2025 special meeting, the Planning Commission of the City of South El Monte initiated a Zone Text Amendment (ZTA) to amend the South El Monte Municipal Code to allow retailer commercial cannabis operations as a permitted use in the Manufacturing (M) zone and to amend the existing required buffer distance from sensitive uses to a 350-foot buffer from the City's jurisdictional boundary and a 1000-foot buffer distance from sensitive uses; and

WHEREAS, pursuant to South El Monte Municipal Code ("SEMMC") Section 17.03.150, a Zone Text Amendment (ZTA) may be initiated by a motion of the Planning Commission; and

WHEREAS, pursuant to SEMMC Section 17.03.150, Planning Commission must hold at least one public hearing on all ZTAs with notice of such public hearing made in accordance with SEMMC Section 17.03.130; and

WHEREAS, pursuant to SEMMC Section 17.03.150, Planning Commission may disapprove, continue to a later meeting, or recommend approval of a ZTA; and

WHEREAS, recommendations for approval of a ZTA must be based on the findings enumerated in SEMMC Section 17.03.150(E)(3); and

WHEREAS, pursuant to SEMMC Section 17.03.150, City Council must hold at least one public hearing on each Planning Commission recommendation to approve a ZTA and may decide to modify, approve, continue, or return to Planning Commission for further study and recommendations the ZTA, based on the required findings contained in SEMMC Section 17.03.150(E)(3); and

WHEREAS, a public hearing was held before the Planning Commission on December 17,

2025, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: The Planning Commission hereby initiates a ZTA to the SEMMC as set forth in Section 2 of this Resolution.

SECTION 2: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated December 17, 2025, which is hereby incorporated into this Resolution 25-08 by reference, the Planning Commission hereby makes the following findings concerning ZTA 25-01:

A. Pursuant to South El Monte Municipal Code ("SEMMC") Section 17.03.150, there shall be substantial proof that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the city.

B. As conditioned, the proposed change is in conformance with the purpose of this chapter and with all applicable, officially adopted policies and plans.

C. As conditioned, streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified.

D. As conditioned, uses permitted when the property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question.

SECTION 3: In accordance with SEMMC Section 17.03.150(A), the proposed ZTA is consistent with the City's General Plan and other officially adopted policies and plans, and the goals and objectives stated therein. No goal or policy will be impaired.

SECTION 4: In accordance with SEMMC Section 17.03.150(C), the proposed ZTA does not relate to hazardous waste facilities, and therefore shall be consistent with the portions of the county of Los Angeles hazardous waste management plan as approved November 30, 1989, relating to siting of and siting criteria for hazardous waste facilities.

SECTION 5: Based on the findings enumerated in Section 2, Planning Commission hereby recommends that City Council approve ZTA-25-01, attached hereto as Exhibit "A" amending the SEMMC as follows:

A. Amend SEMMC Chapter 17.09 to allow retailer commercial cannabis operations as a permitted use within the Manufacturing (M) zone;

B. Amend SEMMC Chapter 5.26 to provide that retailer commercial cannabis operations are a permitted use subject to Chapter 5.26 in the Manufacturing (M) zone;

C. Amend the sensitive use and buffer requirements under SEMMC Chapter 5.26 to establish a 350-foot buffer from the City's jurisdictional boundary and a 1000-foot buffer distance from sensitive uses.

For the purposes of Exhibit A, ~~strikethroughs~~ represent deletions and double underline represents additions.

SECTION 6: Planning Commission determines that this project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Section 15061(b)(3) (common sense exemption), and a Notice of Exemption has been prepared. The exemption applies only to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 7: Any interested party may appeal this decision to the City Council pursuant to Section 17.03 of the South El Monte Municipal Code.

[SIGNATURES ON FOLLOWING PAGE]

PASSED, APPROVED AND ADOPTED this 17th day of December 2025.

Chairman

ATTEST:

Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Renee Reyes, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 25-08 was duly passed and adopted by the Planning Commission of the City of South El Monte at a special meeting of said Commission held on the 17th day of December 2025.

AYES: Commissioner(s) Retamoza, Rubio, Vice Chair Barrera, and Chair Ortiz
NOES:
ABSENT: Commissioner(s) Tang
ABSTAIN:

Secretary

EXHIBIT A TO ORDINANCE 1287

5.26.120 Retailer operating standards and restrictions.

C. Location and Design Requirements. Pursuant to the authority delegated by the state to the city under Section 26054(b) of the State Business and Professions Code and overriding the location and design requirements contained in Section 26054(b) of the State Business and Professions Code, retailer commercial cannabis operations in the city shall be subject to the following location and design requirements:

1. Retailer commercial cannabis operations shall be a permitted use subject to this chapter on property: (a) located more than one thousand feet of any retailer commercial cannabis operation permitted under this chapter, alcohol or drug treatment facility, day care center, religious institution, school, ~~or~~ youth center, park or residentially zoned property; (b) located more than three hundred and fifty (350)~~one thousand~~ feet from the city's jurisdictional boundary ~~or any park or residentially zoned property~~; and (c) zoned M (manufacturing zone), C (commercial zone) or C-M (commercial-manufacturing zone) including any overlay zone districts covering the M (manufacturing zone), C (commercial zone) or C-M (commercial-manufacturing zone).

Table 17.09.020-A Uses for Industrial Zones – Manufacturing Zone (M)

The following row is added to Table 17.09.020-A:

Retailer commercial cannabis operations in accordance with Chapter 5.26 of Title 5 of this Code	P

SAN GABRIEL VALLEY TRIBUNE
Local. News. Matters.
sgvtribune.com

San Gabriel Valley Tribune
Affiliated with SGV Newspaper Group
181 W. Huntington Dr. Suite #209
Monrovia, California 91016
(626) 544-0885

FILE NO. 0011775037

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 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:

01/22/2026

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

Executed at Monrovia, California
On this 22nd day of January, 2026.

Eva Almeida
Signature

NOTICE OF PUBLIC HEARING
Zone Text Amendment (ZTA 25-01)

NOTICE IS HEREBY GIVEN that the City Council of the City of South El Monte will hold a **Public Hearing** on **Tuesday, February 3, 2025 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, at the **Council Chambers, 1415 Santa Anita Avenue, South El Monte, CA,** to consider a Zone Text Amendment application for No. 25-01 to approve first reading of Ordinance No. 1287, amending the South El Monte Zoning Code Chapter 17.09, Section 17.09.020, Table A to recognize commercial cannabis operations as a permitted use within the Manufacturing (M) zone; and to modify the South El Monte Municipal Code Chapter 5.26, Section 5.26.120 to allow retailer commercial cannabis operations in the Manufacturing zone; and to amend the existing required buffer distance from jurisdictional boundaries to the alternative requirement of a 350-foot buffer.

Any interested party or their representative may appear in person at the meeting and comment on the project. Additional information on this item, including Staff Reports, and other pertinent documents are available for review with the Planning Division. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City at, or prior to, the public hearing. The file can be viewed at City Hall, 1415 Santa Anita Avenue, Monday through Thursday from 7:00 am to 5:30 pm except for major holidays. Digital copies can be requested via email at rreyes@soelmonte.org.
Published by: /s/Adrian Garcia, City Clerk
San Gabriel Valley Tribune
Published: 1/22/26

City Council Agenda Report
Agenda Item No. 8.b.

DATE: February 3, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Gerardo Marquez, Director of Community Development & Public Works

SUBJECT: CONSIDERATION OF FIRST READING OF ORDINANCE NO. 1287 AFFIRMING THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE ZONE TEXT AMENDMENT 25-01 TO AMEND THE SOUTH EL MONTE MUNICIPAL CODE CHAPTER 17.09 AND CHAPTER 5.26 TO ALLOW COMMERCIAL CANNABIS OPERATIONS IN THE MANUFACTURING ZONE AND TO AMEND THE EXISTING REQUIRED BUFFER DISTANCES FROM JURISDICTIONAL BOUNDARIES TO 350 FEET AND MAINTAIN 1,000 FOOT BUFFERS FROM ALL OTHER SENSITIVE USES

SUMMARY: Consideration to introduce Ordinance No. 1287, affirming the Planning Commission's recommendation to approve zoning text amendment to the South El Monte Municipal Code Chapter 17.09 and Chapter 5.26 to allow commercial cannabis operations in the manufacturing zone and to amend the existing required buffer distances from jurisdictional boundaries to 350 feet and maintain 1,000-foot buffers from all other sensitive uses.

RECOMMENDED ACTION: Staff recommends City Council:

1. Conduct a public hearing;
2. Take public testimony;
3. Determine that Ordinance 1287 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption); and
4. Waive the full reading and introduce Ordinance No. 1287 by title only, approving Planning Commission's recommendation and adopting Zone Text Amendment No. 25-01 to:

- Amend the South El Monte Municipal Code Chapter 17.09 to allow retailer commercial cannabis operations as a permitted use within the Manufacturing (M) zone;

- Amend the South El Monte Municipal Code Chapter 5.26 to add the Manufacturing (M) zone as a permissible zone for retailer commercial cannabis operations and amend the existing required buffer distance of 1,000-foot buffer from all existing sensitive uses except for jurisdictional boundaries, the buffer of which will be 350 feet.

FISCAL/FINANCIAL IMPACT: No Anticipated Fiscal Impact.

DISCUSSION:

On November 8, 2022, the voters of South El Monte approved Measure CM, which led to the adoption of Ordinance No. 1260. This Ordinance added Chapter 5.26 to Title 5 of the South El Monte Municipal Code (SEMMC) to allow for the permitting and regulation of retail commercial cannabis operation within the City, allowing for the future issuance of a maximum of three retailer commercial cannabis operation permits. On September 26, 2023, City Council adopted Ordinance No. 1268, amending Chapter 5.26 to Title 5 of the SEMMC.

Only cannabis retailers issued a valid commercial cannabis operation permit, among other approvals, are allowed to operate in the City. The City has not yet issued any commercial cannabis operation permits. Chapter 5.26 specifies zoning and locational restrictions for cannabis retailers, and requires that prospective applicants for a retailer commercial cannabis operation permit obtain site control of a property meeting the City's zoning and locational restrictions in order to be eligible for consideration in the licensing application process. The City's current zoning and locational restrictions result in four (4) compliant parcels, as depicted on the map in Attachment C; specifically, Chapter 5.26 allows for cannabis retail as a permitted use within the Commercial (C) and Commercial-Manufacturing (C-M) zones, including any overlay zone districts covering the C or C-M zones, and includes a buffer requirement that cannabis retailers be located at least 1,000 feet from the following ("sensitive uses"):

- Other Cannabis Retail Operations
- Alcohol or Drug Treatment Facility
- Day Care Centers
- Religious Institutions
- Schools
- Youth Centers
- City Jurisdictional Boundary
- Residential Zoned Properties
- Parks

Notably, although Commercial (C) zones are permissible under Chapter 5.26, no C-zoned properties are eligible locations under the City's current sensitive use and buffer requirements due to proximity to enumerated sensitive uses.

Pursuant to California Business and Professions Code Section 26054(b), state law sets 600-foot buffers from schools, daycare centers, and youth centers, but allows local jurisdictions to specify different buffer requirements.

At the March 18, 2025 City Council Meeting, staff was directed to provide different variations of the Cannabis Retailer Buffer map showing alternative buffer distances as well as the inclusion of Manufacturing Zoned lots.

At the November 18, 2025 City Council Meeting, staff presented different variations of Cannabis Retailer Buffer maps including Manufacturing Zoned lots and showing alternative buffer distances. At the December 17, 2025 Special Planning Commission Meeting, staff presented different variations of Cannabis Retailer Buffer maps including Manufacturing Zoned lots and showing alternative buffer distances the same alternatives as Zone Text Amendment (ZTA) 25-01 to the Planning Commission at the December 17, 2025 Special Planning Commission Meeting. After reviewing all of the alternatives and the inclusion of the Manufacturing Zone, Planning Commission initiated by motion Zoning Text Amendment (ZTA) 25-01 to amend SEMMC Chapters 17.09 and 5.26 to allow retailer commercial cannabis operations as a permitted use within the Manufacturing (M) zone and to maintain the 1,000-foot buffer from all sensitive uses, with the exception of the jurisdictional buffer, which would be reduced to 350 feet, approved Resolution No. 25-08 recommending City Council approve ZTA 25-01.

The table below shows the number of parcels available under the current zoning and locational requirements and under the alternative requirements recommended by Planning Commission:

Number of Eligible Lots		
	Current Zoning and locational requirements	1000 ft w/ 350 ft Jurisdictional Boundary
Commercial-Manufacturing Zone	4	23
Manufacturing Zone	N/A	82
Commercial Zone	0	0

The map in Attachment D displays the lots that would be eligible locations for future cannabis retailers if City Council approves Planning Commission’s recommendation to add Manufacturing (M) zone and reduce buffers from jurisdictional boundaries to 350 feet. The pink lots represent the Commercial-Manufacturing (C-M) zoned lots and the blue lots represent the Manufacturing (M) zoned lots.

FINDINGS

Per SEMMC Sections 17.03.150 (E)(3) and (F)(3), a recommendation by Planning Commission for approval of a Zone Text Amendment and a decision by City Council regarding such recommendation must each be based on the following findings:

1. *Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the city;* Unregulated commercial cannabis activities have the potential to adversely affect the public health and safety of South El Monte residents and those engaged in licensed commercial cannabis operations. The amendment of land use regulations, in alignment with State requirements, specific only to future cannabis retailers vetted by the City's licensing application process and ultimately awarded a commercial cannabis operation permit, that will sell cannabis and cannabis products that will be tested and only sold to those that are lawfully permitted under State law to purchase the products, substantially reduces this threat to the public health and safety. Per SEMMC Chapter 5.26, operating standards, permit application procedures and restrictions have been established to ensure that all amendments made to the code shall not be detrimental to the city in general. The City's screening process (i) requires applicants to hold site control of a location compliant with City zoning and buffer requirements, ensuring a future permittee is located in appropriate location; (ii) ensures that applicants have operational experience, and bars applicants with past violations, disciplinary actions, or evidence of detriment to public health and safety from being awarded a permit; (iii) requires applicants to provide detailed operational and security measures, so only an applicant with plans ensuring full compliance may receive a permit. Chapter 5.26 for allows the City to review each future permittee annually for compliance with all local and State laws, so a permittee that receives a permit then relaxes its operational or security measures would be required to correct deficiencies or be subject to disciplinary actions, including revocation of its permit.
2. *The proposed change is in conformance with the purpose of this chapter and with all applicable, officially adopted policies and plans*; The proposed amendment will allow for commercial cannabis retailer uses that have received a permit through the City's licensing application process to be located within the Manufacturing zone, which is compatible with surrounding industrial and employment-oriented uses, as the footprint of cannabis retailers matches those of other general retail operations. The amendment does not change the operational and security requirements and safeguards established in Chapter 5.26 that ensure future cannabis retailers established in the City will not adversely affect existing businesses. In addition, the proposed amendment to the buffer distance from sensitive uses maintains appropriate separation and continues to protect nearby land uses. Thus, the amendment is consistent with all applicable, officially adopted policies, regulations, and plans.
3. *Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified*; Cannabis retailer uses typically have building and operational footprints of other general retail uses, and therefore do not require additional streets and public facilities nor impose undue strain on existing infrastructure and services. Proposed modifications to subject sites must meet all applicable Planning and Building & Safety regulations. As such no change in service use will occur to the subject properties.
4. *All uses permitted when the property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question;* The proposed amendment will ensure that future uses meet all

applicable standards and requirements per SEMMC Chapter 5.26 and Chapter 17.09 and thus will be compatible with present and future uses.

ENVIRONMENTAL ANALYSIS/DETERMINATION

Staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines and has been determined that the project is exempt pursuant to CEQA Regulation 15061(b)(3). The amendment does not approve any development or construction, and any future projects will be subject to review pursuant to CEQA. The amendment does not allow for cannabis retailers to establish locations in the City without undergoing the licensing application process and receiving a permit, nor increase the number of available cannabis retailer licenses, and it does not change any building regulations or requirements that could have an environmental impact. In addition, Section 15061(b)(3) includes the general rule that CEQA applies only to activities which 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 activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Additionally, retailer commercial cannabis operations are similar to other commercial uses, subject to the same development and parking standards. Therefore, no further action is required under CEQA.

ATTACHMENT(S):

A. Ordinance 1287
B. Current Buffer Map
C. 1000 ft & 350 ft City Boundary Buffer Map
D. RESO 25-08
E. Public Hearing Notice

City Council Agenda Report
Agenda Item No. 7.d.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Gerardo Marquez, Director of Community Development & Public Works

SUBJECT: ADOPTION OF ORDINANCE NO. 1288, AMENDING CHAPTER 5.26 OF TITLE 5 OF THE SOUTH EL MONTE MUNICIPAL CODE THEREBY AMENDING THE CITY'S CANNABIS REGULATIONS IN RELATION TO APPLICATION PROCEDURE AND CRITERIA, PERMITTING AND OPERATIONAL REQUIREMENTS, AND MAKE SUCH OTHER CHANGES TO ALIGN WITH LEGAL DEVELOPMENTS

SUMMARY: Adoption of an ordinance amending Chapter 5.26 of Title 5 of the South El Monte Municipal Code, thereby amending the City's cannabis regulations, in relation to application procedure and criteria, permitting and operational requirements, clarification changes, and other changes in order to align with legal developments and to improve the administration thereof.

RECOMMENDED ACTION: Staff recommends City Council waive the full reading and adopt Ordinance No. 1288, amending Chapter 5.26 of Title 5 of the South El Monte Municipal Code, thereby amending the City's cannabis regulations, in relation to application procedure and criteria, permitting and operational requirements, clarification changes, and other changes in order to align with legal developments and to improve the administration thereof.

FISCAL/FINANCIAL IMPACT: No fiscal impact is expected from this item.

DISCUSSION:

On November 8, 2022, the voters of South El Monte approved Measure CM, which led to the adoption of Ordinance No. 1260. This Ordinance added Chapter 5.26 to Title 5 of the South El Monte Municipal Code (SEMMC) to allow for the permitting and regulation of retail commercial cannabis operation within the City, allowing for the future issuance of a maximum of three retailer commercial cannabis operation permits, and prescribing a detailed application selection process and criteria, permitting requirements, and operational requirements ("Commercial Cannabis Operations Regulatory Program"). Ordinance No. 1260 also contained provisions permitting the City Council to make

amendments without resubmission to the voters provided that the number of permits cannot be changed. On September 26, 2023, City Council adopted Ordinance No. 1268, amending Chapter 5.26 to Title 5 of the SEMMC.

On March 28, 2024, the City solicited a Request for Proposals (RFP) seeking a cannabis consultant to implement the Commercial Cannabis Operations Regulatory Program. SCI Consulting Group was selected through this RFP process, and on September 10, 2024, the City Council authorized entry into a professional services agreement with SCI Consulting Group.

On February 3, 2026, the City Council introduced Ordinance No. 1288, and determined that Ordinance No. 1288 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption). See the staff report from February 3, 2026, attached as Attachment E, regarding the introduction of Ordinance No. 1288. Ordinance No. 1288 is now before the City Council for approval.

Only cannabis retailers issued a valid commercial cannabis operation permit, among other approvals, are allowed to operate in the City. The City has not yet issued any commercial cannabis operation permits.

In order to update SEMMC Chapter 5.26 to align with changes in State law, case law, and other recent developments, the proposed Ordinance would make amendments including but not limited to:

- Application procedure, process, and selection criteria;
- Permitting provisions, including term and related administrative items;
- Operational requirements.

While the proposed amendments to SEMMC Chapter 5.26 are shown in Attachment B, the amendment to Section 5.26.120(C)(1) shown therein is subject to City Council's approval of the recommendation by Planning Commission to adopt Zoning Text Amendment (ZTA) 25-01, considered at the February 3, 2026 City Council Meeting as a public hearing, and is before the City Council for approval separate from this item under Agenda Item 7.c.

ATTACHMENT(S):

A. Ordinance No. 1288
B. Draft redlined cannabis ordinance
C. Ordinance 1260
D. Ordinance 1268
E. February 3, 2026 Staff Report for Ordinance No. 1288

ATTACHMENT A

ORDINANCE NO. 1288

AN ORDINANCE OF THE CITY OF SOUTH EL MONTE CITY COUNCIL AMENDING CHAPTER 5.26 OF TITLE 5 OF THE SOUTH EL MONTE MUNICIPAL CODE THEREBY AMENDING THE CITY'S CANNABIS REGULATIONS IN RELATION TO APPLICATION PROCEDURE AND CRITERIA, PERMITTING AND OPERATIONAL REQUIREMENTS, AND MAKE SUCH OTHER CHANGES TO ALIGN WITH LEGAL DEVELOPMENTS

THE CITY COUNCIL OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

WHEREAS, on January 1, 2016, a series of bills commonly referred to as Medical Cannabis Regulation and Safety Act ("MCRSA") became effective which established a comprehensive State licensing and regulatory framework for the cultivation, manufacturing, transportation, testing, and distribution and sale of medical cannabis and which affirmed the authority of local governments to impose additional regulations or to prohibit certain activities related to the cultivation, manufacture, transportation, storage, distribution, delivery, and sale of medical cannabis; and

WHEREAS, on November 8, 2016, California voters approved the Control, Regulate, and Tax Adult Use of Marijuana Act ("AUMA") legalizing possession, cultivation, and use of cannabis for recreational use by individuals over the age of twenty-one (21), established a State licensing and regulatory framework which made it legal to sell and distribute cannabis through regulated business as of January 1, 2018, and authorized local governments to impose additional regulations or to prohibit certain activities related to adult use cannabis; and

WHEREAS, on June 27, 2017, the California Legislature passed Senate Bill 94 which integrated the MCRSA with AUMA to create the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA") creating a single regulatory system governing the medical and adult-use cannabis industry in California; and

WHEREAS, the MAUCRSA preserved local control by authorizing local jurisdictions to adopt and enforce local ordinances to exercise control over cannabis-related operations; and

WHEREAS, the MAUCRSA provides that a State commercial cannabis license may not be issued to an applicant whose operations would violate the provisions of any local ordinance or regulation; and

WHEREAS, on November 8, 2022, the voters of the City of South El Monte ("City") adopted Ordinance No. 1260, which added Chapter 5.26 to Title 5 of the South El Monte Municipal Code ("SEMMC") which authorized and taxes certain cannabis businesses within the City; and

WHEREAS, Section 14 of Ordinance No. 1260 and SEMMC Section 5.26.250 permit the City Council of the City ("City Council") to amend the voter -approved cannabis regulations, provided that such amendments do not increase the adopted tax rate and, further, do not amend

SEMMC Section 5.26.060; and

WHEREAS, on September 26, 2023, the City Council adopted Ordinance No. 1268 amending SEMMC Chapter 5.26; and

WHEREAS, the City Council desires to amend its commercial cannabis operations regulatory program regulations provided in SEMMC Chapter 5.26.

THE CITY COUNCIL OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: The recitals set forth above are true and correct incorporated herein by reference.

SECTION 2: Chapter 5.26 is hereby amended in its entirety as provided in Exhibit A of this Ordinance. For the purposes of Exhibit A, ~~strikethroughs~~ represent deletions and underline represent additions. Notwithstanding the foregoing, the amendments to Section 5.26.120(C)(1) depicted in Exhibit A are subject to City Council adoption of Ordinance No. 1287 approving ZTA 25-01.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 4: City Council determines that this project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Section 15061(b)(3) (common sense exemption), and a Notice of Exemption has been prepared. The exemption applies only to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 5: The City Clerk is directed to certify to the passage and adoption of this Ordinance and to cause this Ordinance to be posted or published as required by law.

PASSED, APPROVED AND ADOPTED this 3rd day of February 2026.

_____
Gloria Olmos, Mayor

ATTEST:

_____
Adrian Garcia, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Adrian Garcia, City Clerk of the City of South El Monte, hereby certify that the foregoing Ordinance, being Ordinance No. 1288 was duly introduced and placed upon its first reading at a regular meeting of the City Council on the 3rd day of February 2026, and that thereafter, said Ordinance was duly passed and adopted by the City Council of the City of South El Monte at a regular meeting of said Council held on the 17th day of February 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Adrian Garcia City Clerk

EXHIBIT A – AMENDMENTS TO CHAPTER 5.26

CHAPTER 5.26
COMMERCIAL CANNABIS OPERATIONS REGULATORY PROGRAM

§ 5.26.010. Purpose and intent.

A. The purpose of this chapter is to establish a comprehensive set of regulations with an attendant regulatory permit applicable to the operation of certain types of commercial cannabis operations, while simultaneously establishing an express prohibition on certain other types of commercial cannabis operations.

B. The regulations for, and prohibitions on, specific types of commercial cannabis operations are enacted to preserve the public health, safety, and welfare of the residents and visitors of the city, consistent with the state's Compassionate Use Act of 1996, Medical Marijuana Program Act of 2003, Adult Use of Marijuana Act of 2016, MAUCRSA, and all applicable state laws governing commercial cannabis operations.

C. The issuance of a commercial cannabis operation permit shall constitute a revocable privilege and shall not create or establish any vested rights for the development or use of a property.

D. This chapter and any administrative regulations adopted pursuant to this chapter shall be known as the "commercial cannabis operations regulatory program" or the "program."

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.020. Commercial cannabis operation prohibited without city commercial cannabis operation permit.

It is unlawful to own, establish, operate, use, or permit the establishment or activity of a commercial cannabis operation, or to participate in commercial cannabis operations as an employee, contractor, agent, volunteer, or in any manner or capacity, other than as provided in this chapter and pursuant to both a current and valid city commercial cannabis operation permit, as well as the equivalent state license for such commercial cannabis operation as provided for by Section 26050 of the State Business and Professions Code, and as amended from time to time. The prohibition contained in this section shall include renting, leasing, or otherwise permitting a commercial cannabis operation to occupy or use a location, vehicle, or other mode of transportation.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.XXX Right to Occupy and Use Property

Prior to the City's issuance of a commercial cannabis operation permit pursuant to this Chapter, an applicant shall first provide sufficient evidence of the legal right to occupy and use the proposed property for the proposed use, including, without limitation, a lease, sublease, purchase agreement, assignment of purchase agreement, or lease or purchase option, in the name of the applicant, which may include nominal consideration and be contingent upon issuance of a commercial cannabis operation permit or other approvals. The city shall only consider one applicant per property address or county assessor's identification number. In the event that more than one applicant applies for a commercial cannabis operation permit application at a given property address or a given county assessor's identification number, the commercial cannabis operation permit application with the earliest effective date for the evidence of the legal right to use the proposed property for the proposed use in the name of the applicant shall be accepted, and commercial cannabis operation permit

applications demonstrating any later effective date for the evidence of the legal right to use the proposed property for the proposed use shall be rejected.

§ 5.26.030. Definitions.

As used in this chapter, the following words and phrases shall have the following meanings. Words and phrases not specifically defined below shall have the meanings ascribed to them elsewhere in this Code or shall otherwise be defined by common usage. For definitions of nouns, the singular shall also include the plural; for definitions of verbs, all verb conjugations shall be included. Any reference to state statutes include any regulations promulgated thereunder and is deemed to include any successor or amended version of the referenced statute or regulatory provision.

"Adult use" (i.e., "recreational" or "nonmedical") refers to activity involving cannabis or cannabis products, which is restricted to adults twenty-one years of age and older and who do not possess a physician's recommendation, in contrast to an activity involving medical cannabis or medical cannabis products.

"Alcohol or drug treatment facility" shall have the same definition as "alcoholism or drug abuse recovery or treatment facility" as defined in Section 11834.02(a) of the State Health and Safety Code, which currently defines the term as "any premises, place, or building that provides residential nonmedical services to adults who are recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who need alcohol, drug, or alcohol and drug recovery treatment or detoxification services." Further, "alcohol or drug treatment facility" shall also include such a facility that provides treatment for minors to the extent permitted by law.

"Applicant" means a person who files an application for a commercial cannabis operation permit under this chapter (and shall not include the owners or the managers of the applicant).

"Cannabis" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis. "Cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

"Cannabis concentrate" means cannabis that has undergone a process to concentrate one or more active cannabinoids, thereby increasing the product's potency. Resin from granular trichomes from a cannabis plant is a concentrate for purposes of this chapter. A cannabis concentrate is not considered food, as defined by Section 109935 of the Health and Safety Code, or a drug, as defined by Section 109925 of the Health and Safety Code.

"Cannabis products" means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

"City" means the city of South El Monte, state of California.

"City attorney" means the city of South El Monte city attorney, and includes his or her designee(s).

"City council" means the city council of the city of South El Monte.

"City manager" means the city of South El Monte city manager, and includes his or her designee(s).

"Code" means the city of South El Monte Municipal Code, as may be amended.

"Commercial cannabis operation" includes the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery, or sale (including retail and wholesale, and including medical-only and adult-use sales) of cannabis and cannabis products; except, as applicable, the activities provided in Section 5.26.220(A) or as preempted by state law.

"Commercial cannabis operation permit" shall mean a city permit issued pursuant to the procedures provided for in this chapter allowing the permit holder to operate a specific type of commercial cannabis operation in the city subject to the requirements of this chapter, state law, and the specific permit.

"County" means the county of Los Angeles, state of California.

"Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

"Customer" means a natural person twenty-one years of age or over or a natural person eighteen years of age that is a qualified patient or primary caregiver.

"Day care center" means, a facility ~~other than a family day care home, infant centers, toddler, preschool, and school age children~~ licensed by the State Department of Social Services pursuant to Section 1596.951 of the State Health and Safety Code other than a family day care home, and includes but is not limited to child day care facilities, child care centers, and preschools serving infants, toddlers, and school age children. Pursuant to the authority delegated by the state to the city under Section 26054(b) of the State Business and Professions Code, this definition of "day care center" under this chapter shall override the definition of "day care center" in MAUCRSA at Section 26001 of the State Business and Professions Code.

"Delivery" means the commercial transfer of cannabis or cannabis products to a customer, and includes the use of any technology platform owned and controlled by the same person making such use.

"Director" means the city of South El Monte community development director, and includes his or her designee(s).

"Distribution" means the procurement, sale, and transport of cannabis and cannabis products between entities licensed for and/or engaged in commercial cannabis operations under state law.

"Distributor" means a person engaged in distribution.

"Edible" means cannabis product that is intended to be used, in whole or in part, for human consumption, including, but not limited to, chewing gum, but excluding products set forth in Division 15 (commencing with Section 32501) of the Food and Agricultural Code. An edible cannabis product is not considered food, as defined by Section 109935 of the State Health and Safety Code, or a drug, as defined by Section 109925 of the State Health and Safety Code.

"Employee" means any person (whether paid or unpaid) who provides regular labor or regular services for a commercial cannabis operation, including, but not limited to, at the location of a commercial cannabis operation. The term "employee" includes managers and owners as used in this chapter.

"Extraction" means the process of obtaining cannabis concentrates from cannabis plants, including, but not limited to, through the use of solvents like butane, alcohol or carbon dioxide.

"Finance director" means the city of South El Monte finance director, and includes his or her

designee(s).

"Fire chief" means the Los Angeles County fire department chief, and includes his or her designee(s).

"Gross receipts" means, except as otherwise specifically provided herein, whether designated as a sales price, royalty, rent, commission, dividend, or other designation, the total amount (including all receipts, cash, credits, and property of any kind or nature) received or payable for sales of goods, wares, or merchandise without any deduction therefrom on account of the cost of the property sold, the cost of materials used, labor, or service costs, interest paid or payable, losses, or any other expense whatsoever. However, the following shall be excluded from gross receipts:

1. Cash discounts where allowed and taken on sales;

2. Any tax required by law to be included in or added to the purchase price and collected from the consumer or purchaser;

3. Such part of the sale price of any property returned by purchasers to the seller as refunded by the seller by way of cash or credit allowances or return of refundable deposits previously included in gross receipts;

4. Receipts derived from the occasional sale of used, obsolete or surplus trade fixtures, machinery, or other equipment used by the taxpayer in the regular course of the taxpayer's business;

5. Cash value of sales, trades, or transactions between departments or units of the same business;

6. Whenever there are included within the gross receipts amounts which reflect sales for which credit is extended and such amount proved uncollectible in a given year, those amounts may be excluded from the gross receipts in the year they prove to be uncollectible; provided, however, if the whole or portion of such amounts excluded as uncollectible are subsequently collected, they shall be included in the amount of gross receipts for the period when they are recovered;

7. Receipts of refundable deposits, except that such deposits when forfeited and taken into income of the business shall not be excluded when in excess of one dollar; and

8. Any proceeds resulting from a transfer or change of ownership or control in the business.

"Identification card" has the same definition as provided for in Section 11362.7(g) of the State Health and Safety Code, and as may be amended, defined as "a document issued by the [State Department of Health Services] that identifies a person authorized to engage in the medical use of cannabis and the person's designated primary caregiver, if any."

"Labeling" means any label or other written, printed, or graphic matter upon cannabis or a cannabis product, upon its container or wrapper, or that accompanies any cannabis or cannabis product.

"Labor peace agreement" means an agreement between a cannabis retailer and any bona fide labor organization that, at a minimum, protects the city's proprietary interests by prohibiting labor organizations and members from engaging in picketing, work stoppages, boycotts, and any other economic interference with a permittee or applicant~~cannabis retailer~~. This agreement means that the permittee or applicant~~cannabis retailer~~ has agreed not to disrupt efforts by the bona fide labor organization to communicate with, and attempt to organize and represent the permittee or applicant~~cannabis retailer~~'s employees. The agreement shall provide a bona fide labor organization

access at reasonable times to areas in which the permittee or applicant~~cannabis retailer~~'s employees work, for the purpose of meeting with employees to discuss their right to representation, employment rights under state law, and terms and conditions of employment.

"Liquid assets" means assets that can be readily converted into cash. "Liquid assets" include, but are not limited to, the following: funds in checking or savings accounts, certificates of deposit, money market accounts, mutual fund shares, publicly traded stocks, and United States savings bonds. "Liquid assets" does not mean household items, furniture and equipment, vehicles, cannabis or cannabis products, business inventory, or real property and improvements thereto.

"Location" means any parcel of land, whether vacant or occupied by a building, group of buildings, or accessory buildings, and includes the buildings, structures, yards, open spaces, lot width, and lot area.

"Lighting" means the act of illuminating as well as the effect achieved by the arrangement of lights.

"LiveScan" means a system for inkless electronic fingerprinting and the automated background check developed by the California Department of Justice ("DOJ") that involves digitizing fingerprints and electronically transmitting the fingerprint image data along with personal descriptor information to computers at the DOJ for completion of a criminal record check; or such other comparable inkless electronic fingerprinting and automated background check process as determined by the city council.

"Manager" means an employee responsible for management and/or supervision of a commercial cannabis operation, including, but not limited to, any person designated by the permittee to act as the representative or agent of the commercial cannabis operation in managing day-to-day operations with corresponding liabilities and responsibilities, or the person in apparent charge of the premises where the commercial cannabis operation is located. Evidence of management includes, but is not limited to, evidence that the individual has the power to direct, supervise, or hire and dismiss employees, controls hours of operation, create policy rules, or purchase supplies.~~: (1) manager or managing member or other officer of a limited liability company; or (2) president, chief executive officer, secretary, treasurer, chief financial officer, or other officer of a for profit corporation~~.

"Manufacture" or "manufacturing" means to compound, blend, extract, infuse, or otherwise make or prepare a cannabis product; includes the activities of a manufacturer.

"Manufacturer" means a person that conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container; includes the activity of manufacturing.

"Marijuana" has the same definition as provided for "cannabis" in this chapter.

"MAUCRSA" means the State Medicinal and Adult-Use Cannabis Regulation and Safety Act, codified at Section 11018 et seq., of the State Health and Safety Code, Section 26001 et seq., of the State business and Professions Code, Section 34010 of the State Revenue and Tax Code, and Section 81000 et seq., of the State Food and Agriculture Department Code, as may hereinafter be amended.

"Medical" refers to activity involving medical cannabis or medical cannabis products, in contrast to an activity involving adult-use cannabis or adult-use cannabis products.

"Medical cannabis" or "medical cannabis product" means cannabis or a cannabis product used in

compliance with state law for medical purposes, pursuant to the Compassionate Use Act (Section 11362.5 of the State Health and Safety Code), the Medical Marijuana Program Act (Section 113262.7 et seq., of the State Health and Safety Code), and the MAUCRSA.

"Microbusiness" shall have the same definition as provided for in Section 26070 of the State Business and Professions Code, and as may be amended.

"Minor" means a person under twenty-one years of age.

"Nursery" means a person that produces only clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of cannabis.

"Operations officer(s)" shall refer to the director, the fire chief, the police chief, the finance director, ~~and~~ the city manager, and their designee(s), individually or collectively.

"Owner" means any of the following:

1. A person owning in the aggregate equity interests representing ten percent or more of the voting power of all outstanding equity in the applicant or ~~a commercial~~ permittee;

2. An individual who manages, directs, or controls the operations of the permittee or applicant, including, but not limited to:
   a. An individual with the authority to provide strategic direction and oversight for the overall operations of the commercial cannabis business, such as ~~T~~ the president, chief executive officer, secretary, treasurer, or chief financial officer of an ~~nonprofit~~ applicant or permittee;
   b. ~~3.~~ A member of the board of directors of an ~~nonprofit~~ applicant or permittee.
   c. A general partner of a permittee or applicant that is organized as a partnership.
   d. A non-member manager or managing member of a permittee or applicant that is organized as a limited liability company.
   e. The trustee(s) and all persons who have control of the trust and/or permittee or applicant that is held in trust.
   f. An individual with the authority to execute contracts on behalf of the permittee or applicant.

Notwithstanding the above and/or any specifications for disclosure in the application procedures and review criteria adopted pursuant to this Chapter, every applicant and permittee must have at least one individual person designated as an "owner" for the purpose of compliance with this chapter, including the review and evaluation of any commercial cannabis operation permit application.

"Package" means any container or receptacle used for holding cannabis or cannabis products.

"Packaging" or "packages" means an activity involved with placing cannabis or cannabis products in a package.

"Park" means public land which has been designated for park or recreational activities, including, but not limited to, a park, playground, nature trails, swimming pool, athletic field, basketball court, tennis court, pedestrian or bicycle paths, beaches, open space, or similar public land within the city or which is under the control, operation or management of the city recreation and parks department. "Park" shall not include any youth center.

"Permittee" means a person issued a commercial cannabis operation permit by the city.

"Person" means any individual, firm, co-partnership, joint venture, association, corporation,

limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit.

"Person with an identification card" has the same definition as provided for in Section 11362.7(c) of the State Health and Safety Code, and as may be amended, defined as "an individual who is a qualified patient who has applied for and received a valid identification card pursuant to this article."

"Physician's recommendation" means a determination from a physician that a patient's medical cannabis use is deemed appropriate and is recommended by the physician on the basis of the physician has determined that the patient's health would benefit from the use of cannabis in the treatment of cancer, anorexia, AIDS, chronic pain, spasticity, glaucoma, arthritis, migraine, or any other illness for which cannabis provides relief, in strict accordance with Section 11362.5 of the State Health and Safety Code.

"Police chief" means the Los Angeles County sheriff, and includes his or her designee(s).

"Police department" means the Los Angeles County sheriff's department.

"Premises" means the designated structure or structures and land specified in a commercial cannabis operation permit application that is owned, leased, or otherwise held under the control of the applicant or permittee where commercial cannabis operation will be or is conducted. The premises shall be a contiguous area and shall only be occupied by one permittee.

"Primary caregiver" has the same definition as provided for in Section 11362.7(d) of the State Health and Safety Code, and as may be amended, defined as "the individual, designated by a qualified patient or by a person with an identification card, who has consistently assumed responsibility for the housing, health, or safety of that patient or person." A "primary caregiver" shall also meet the requirements of Section 11362.7(e) of the State Health and Safety Code, and as may be amended, which provide that a "primary caregiver shall be at least eighteen years of age, unless the primary caregiver is the parent of a minor child who is a qualified patient or a person with an identification card or the primary caregiver is a person otherwise entitled to make medical decisions under state law pursuant to Section 6922, 7002, 7050, or 7120 of the Family Code."

"Qualified patient" has the same definition as provided for in Section 11362.7(f) of the State Health and Safety Code, and as may be amended, defined as "a person who is entitled to the protections of Section 11362.5, but who does not have an identification card issued pursuant to this article."

"Religious institution" means any church, synagogue, mosque, temple, or building which is used primarily for religious worship, religious education, and related religious activities.

"Residentially zoned property" means any parcel of land located within the city zoned: R-1 (single-family residential zone), R-2 (multiple residential zone), or R-3 (multiple residential zone).

"Retailer" means a person engaged in the retail sale or delivery of cannabis or cannabis products to a customer. "Retailer" includes "retailer (medical-only)" and "retailer (medical/adult use)." "Retailer (medical-only)" refers to a retailer which is restricted by the terms of its commercial cannabis operation permit to engaging in the retail sale or delivery of medical cannabis or cannabis products as stated in Section 5.26.120(A). "Retailer (medical/adult-use)" refers to a retailer which is not so restricted by the terms of its commercial cannabis operation permit, and which accordingly may engage in the retail sale or delivery of medical or adult-use cannabis or cannabis products to a customer.

"Retail sale(s)" means any commercial cannabis operation involving the retail sale of cannabis or cannabis products from a retailer.

"Sale(s)" means any sale, exchange, or barter or other transaction for any consideration.

"School" means as evidenced by the State Department of Education school directory, a public school instructing children in grades kindergarten through grade 12, as authorized by the State Department of Education or a private school instructing children in grades kindergarten through grade 12 that has filed a verification of private school affidavit with the State Department of Education pursuant to Section 33190 of the State Education Code, excluding any private school in which education is primarily conducted in a private home. Pursuant to the authority delegated by the state to the city under Section 26054(b) of the State Business and Professions Code, this definition of "school" under this chapter shall override the definition of "school" used in MAUCRSA or Section 11362.768 of the State Health and Safety Code.

"Site" means the premises and actual physical location of a commercial cannabis operation, as well as its accessory structures and parking areas.

"State" means the state of California.

"Testing laboratory" or "testing" refers to a laboratory, facility, or entity that offers or performs tests on cannabis or cannabis products; includes the activity of laboratory testing.

"Youth center" means: (1) any public or private facility that is primarily used to host recreational or social activities for minors, such as private youth membership organizations or clubs, social service teenage club facilities; or (2) a park, playground, or recreational area specifically designed to be used by children that may have play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any facility located on a public or private school grounds, or on city, county, or parks. "Youth center" shall not include any private martial arts, yoga, ballet, music, or similar studio of this nature nor shall it include any private athletic training facility, pizza parlor, restaurant, video arcade, dentist office, or doctor's office primarily serving children. Pursuant to the authority delegated by the state to the city under Section 26054(b) of the State Business and Professions Code, this definition of "youth center" under this chapter shall override the definition of "youth center" in MAUCRSA at Section 26001 of the State Business and Professions Code.
(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.040. Prohibited commercial cannabis operations.

A. Unless otherwise provided by California law, including without limitation as required by the Medicinal Cannabis Patients' Right of Access Act (Business and Professions Code Sections 26321, et seq.), c~~C~~ommercial cannabis operations (including nonprofit operations) within the city that involve the activities of non-storefront retailer (whether medical-only or medical/adult-use), cultivation, manufacturer, testing, distribution, or microbusiness are prohibited, including, but not limited to, commercial cannabis operations licensed by the state in the license classifications listed below as provided in Section 26050 of the State Business and Professions Code:

1. Type 1 = Cultivation; Specialty Outdoor; Small.
2. Type 1A = Cultivation; Specialty Indoor; Small.
3. Type 1B = Cultivation; Specialty Mixed-Light; Small.
4. Type 1C = Cultivation; Specialty Cottage; Small.
5. Type 2 = Cultivation; Outdoor; Small.

6. Type 2A = Cultivation; Indoor; Small.
7. Type 2B = Cultivation; Mixed-Light; Small.
8. Type 3 = Cultivation; Outdoor; Medium.
9. Type 3A = Cultivation; Indoor; Medium.
10. Type 3B = Cultivation; Mixed-Light; Medium.
11. Type 4 = Cultivation; Nursery.
12. Type 5 = Cultivation; Outdoor; Large.
13. Type 5A = Cultivation; Indoor; Large.
14. Type 5B = Cultivation; Mixed-Light; Large.
15. Type 6 = Manufacturer 1.
16. Type 7 = Manufacturer 2.
17. Type 8 = Testing.
18. Type 9 = Non-Storefront Retailer (Delivery Only).
19. Type 11 = Distributor.
20. Type 12 = Microbusiness.

B. The prohibition provided by above subsection A includes any similar activities authorized under new or revised state licenses, or any other state authorization, to allow any type, category or classification of cannabis commercial operations that involve the activities of non-storefront retailer (Type 9, i.e., delivery only) (whether medical-only or medical/adult- use), cultivation, manufacturer, testing, distribution, microbusiness, or similar operations (including nonprofit, collective or cooperative operations).

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.050. Permitted commercial cannabis operations.

A. Unless otherwise provided by California law, including without limitation as required by the Medicinal Cannabis Patients' Right of Access Act (Business and Professions Code Sections 26321, et seq.), c~~C~~ommercial cannabis operations (including nonprofit operations) within the city which involve the activity of retailer (Type 10: medical-only and medical/adult-use) are allowed subject to issuance and maintenance of a valid and current city commercial cannabis operation permit, continuing adherence to this entire chapter and all applicable city and state regulations and laws, and issuance and maintenance of a valid and current equivalent state license type listed below, as provided for in Section 26050 of the State Business and Professions Code:

1. Type 10 = Retailer (Medical-Only; Medical/Adult-Use).

B. The requirements provided by above subsection A apply to any similar activities authorized under new or revised state licenses, or any other state authorization, to allow any type, category or classification of cannabis commercial operations that involve the activity of retailer (medical-only and medical/adult-use) or similar operations (including nonprofit,

collective or cooperative operations).
(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.060. Maximum number of commercial cannabis operation permits.

A. The number of commercial cannabis operation permits for retailer (medical/adult-use) commercial cannabis operations based within the city shall be no more than one.

B. Notwithstanding subsection A of this section, if the city council opts, in its sole discretion, to reinstitute the application procedure after the first year following the operative date of this chapter pursuant to Section 5.26.070(H), then two additional retailer (medical/adult-use) commercial cannabis operation permits may be issued such that the maximum number of commercial cannabis operation permits for retailer (medical/adult-use) commercial cannabis operations based within the city shall be increased to no more than three retailers (medical/adult-use).

C. The number of commercial cannabis operation permits for non-storefront retailer (delivery only) (whether medical-only or medical/adult-use) (including retailers or microbusinesses engaged in delivery) commercial cannabis operations based outside the city to engage in delivery within the city shall be zero. However, should a court of competent jurisdiction, as a judicial remedy, order the city council to increase the maximum number of commercial cannabis operation permits for non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) commercial cannabis operations based outside the city to engage in delivery within the city, the number of commercial cannabis operation permits for non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) commercial cannabis operations based outside the city to engage in delivery within the city shall be no more than two.

D. The maximum number of commercial cannabis operation permits issued for retailer (including medical-only and medical/adult use retailer, individually and collectively) commercial cannabis operations based within the city or non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) based outside the city may not be amended by the city council or regulations promulgated by the city manager pursuant to this chapter. However, the city council may and shall increase the maximum number of commercial cannabis operation permits issued for retailer commercial cannabis operations based within the city or non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) based outside the city: (1) if ordered to do so by a court of competent jurisdiction as a judicial remedy; or (2) by a vote of the people of the city.
(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.070. Commercial cannabis operation permit application procedure.

A. By resolution, the City Council may adopt procedures and review criteria for the City's evaluation of commercial cannabis operation permit applications. A commercial cannabis operation permit application shall be required prior to review and approval of any land use entitlement, business license or other City authorization.

B. The procedures shall provide the process for soliciting commercial cannabis operation permit applications including time frames, limitations, forms, and rules for completing applications.

C. The review criteria shall include detailed instructions on the methodology to be used to evaluate applications on a point, or other evaluation system, tied to particular sets of criteria.

D. The scoring on review criteria shall be used to determine which candidates will be eligible to proceed to the final selection process as determined by City Council resolution.

E. The City Manager or designee shall be authorized to prepare any necessary forms and adopt any necessary rules to implement the procedures guidelines and review criteria.

F. The City reserves the right to reject any or all applications for a commercial cannabis operation permit, to issue less than the maximum number of commercial cannabis operation permit, and/or to issue no commercial cannabis operation permits. The City reserves the right to suspend, cancel, postpone, or modify any request for applications, at any time, without liability, obligation, or commitment to any applicant, person, party, entity, individual, firm, organization, or similar, to the maximum extent permitted under law. Persons submitting applications do so at their sole risk and assume the risk that all or any part of the City's commercial cannabis operation permit program, or any particular category of permit potentially authorized under this chapter, may be cancelled at any time prior to issuance. The City reserves the right to request and obtain additional information from any person submitting an application. In addition to a failure to comply with the requirements of this chapter and/or of any procedure and review criteria adopted by resolution of City Council, an application may be rejected for reasons including but not limited to the following: (i) receipt after the designated time and date of the deadline; (ii) failure to respond to the criteria or format of the process requirements set by Council resolution.

G. Reserved.

H. Per Section 5.26.060(B), City Council may, by resolution or minute action, reinstate the application procedure.

~~A. Following the effective date of this chapter, the city manager, pursuant to Section 5.26.140, shall, as a ministerial duty, make available the necessary forms, adopt any necessary application rules for the submission, intake, review, and approval of applications for retailer (medical-only and medical/adult-use) commercial cannabis operations up to the maximum number of commercial cannabis operation permits authorized in Section 5.26.060.~~

~~B. The city manager shall, as a ministerial duty, cease acceptance of commercial cannabis operation permit applications for retailer (medical-only and medical/adult-use) commercial cannabis operations thirty days after making available the necessary forms and adopting any necessary application rules for the submission, intake, review, and approval of commercial cannabis operation permit applications for retailer (medical-only and medical/adult-use) commercial cannabis operations.~~

~~C. Within thirty days of ceasing the acceptance of commercial cannabis operation permit applications for retailer (medical-only and medical/adult-use) commercial cannabis operations, the city manager shall, as a ministerial duty, review timely submitted commercial cannabis operation permit applications for retailer (medical-only and medical/adult-use) commercial cannabis operations for the following minimum requirements:~~

~~1. Payment of an application fee established by resolution of the city council to cover all costs incurred by the city in the application process;~~

~~2. Sufficient evidence of the legal right to use the proposed property for the proposed use, including, without limitation, a lease, sublease, purchase agreement, assignment of purchase agreement, or lease or purchase option, in the name of the applicant, which may include nominal consideration and be contingent upon issuance of a commercial cannabis operation permit or other approvals. The city shall only consider one applicant per property address or county assessor's identification number. In the event that more than one applicant applies for a commercial cannabis operation permit application at a~~

given property address or a given county assessor's identification number, the city manager shall, as a ministerial duty, only accept the commercial cannabis operation permit application with the earliest effective date for the evidence of the legal right to use the proposed property for the proposed use in the name of the applicant;

3. Sufficient evidence to demonstrate that the proposed property complies with the location and zoning requirements in Section 5.26.120;

4. Proof that an owner or owners of the applicant with an aggregate ownership interest of fifty percent or more has served as an owner or owners with an aggregate ownership interest of fifty percent or more of six or more other retailer (medical-only or medical/adult-use) commercial cannabis operations by a city, county, or state since at least January 1, 2022;

5. Proof of funds showing that the applicant has access and control of over five hundred thousand dollars in liquid assets (which such liquid assets having been under possession for at least ninety days prior to the date of the application submission under this section), which may be shown via a binding legal agreement in the name of the applicant such as a promissory note so long as said legal agreement is accompanied by a proof of funds in the name of a party to the agreement that demonstrates access and control of over five hundred thousand dollars in liquid assets under possession for at least ninety days prior to the date of the application submission under this section. Applicants and permittees shall not be required to show that the applicant or permittee has access and control of over five hundred thousand dollars in liquid assets except on initial application pursuant to this Section 5.26.070, a change in location application pursuant to Section 5.26.100, or an ownership transfer application pursuant to Section 5.26.100;

6. For an applicant with two or more employees, proof of a labor peace agreement between a bona fide labor organization and the applicant (the applicant shall provide the city with a copy of the labor peace agreement that contains the signatures of the union representative and the cannabis business). For applicants with less than two employees who have not yet entered into a labor peace agreement, the applicant shall provide a notarized statement indicating that the applicant will enter into and abide by the terms of a labor peace agreement within thirty days after employing two employees;

7. A set of plans, including a site development plan, floor plan(s), building elevations (all four sides), and a conceptual landscape plan with the percentage of landscaping in the parking lot, setback areas, and tree size and species;

8. Colored interior and elevation renderings;

9. A completed background check application and receipt for each owner and manager of the applicant pursuant to Section 5.26.110(H);

10. The following application components: (a) qualifications of the applicant's owners and managers, (b) business and operations plan, (c) security plan, (d) safety plan, (e) neighborhood compatibility plan, (f) labor and employment plan, and (g) community benefits plan; and

11. Disclosure of whether the applicant is applying for a commercial cannabis operation permit as a retailer (medical-only) or retailer (medical/adult-use).

The city manager shall, as a ministerial duty, reject any commercial cannabis operation permit application that fails to meet the minimum requirements contained in this subsection C, and applicants shall not have the right to supplement or amend their commercial cannabis operation permit applications.

D. Within sixty days of completing the application review under subsection C above, the city manager shall, as a ministerial duty, review and score any complete applications pursuant to the following objective review criteria according to the following quantitative evaluation scale, with retailer (medical-only) applicants ranked only against other retailer (medical-only) applicants and retailer (medical/adult-use) applicants ranked only against other retailer (medical/adult-use) applicants unless otherwise provided by administrative regulations promulgated pursuant to Section 5.26.140:

1. Qualifications of the Applicant's Owners and Managers – Two Hundred Fifty Points. The people of the city find that a proven track-record of for retailer commercial cannabis operations that successfully generate tax revenue carries out the purpose and intent of the program and are, therefore, critical for an applicant to demonstrate the qualifications of the applicant's owners and managers. Accordingly, one hundred fifty of the two hundred fifty points awardable under this subsection shall only be awarded, as a ministerial duty, if an owner or owners of the applicant with an aggregate ownership interest of fifty percent or more is currently at the time of application submission under this section an owner or owners with an aggregate ownership interest of fifty percent or more of a single licensed and lawfully operating retailer commercial cannabis operations (excluding any non-retailer microbusiness, cultivation, manufacturing, distribution, or other nonretailer commercial cannabis operation components) that has generated at least five million dollars in gross receipts in a consecutive six-month period in the year immediately preceding the date of the application submission under this section, as demonstrated by tax payment receipts from, tax filings to, or tax returns filed with a city, county, or state.

   The remaining one hundred of the two hundred fifty points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

   a. Up to fifty points – A description of the applicant's owner and manager qualifications detailing any special business or professional qualifications or licenses of the applicant's owner and manager that would add to the quality of services that the retailer commercial cannabis operation would provide, including in areas related to cannabis, such as legal, finance, business ownership/administration, waste management, real estate development, scientific, or healthcare or wellness fields.

   b. Up to fifty points – Documentation that the applicant's owners and managers have experience operating retailer commercial cannabis operations in any jurisdiction where retailer commercial cannabis operations are permitted.

2. Plans, Renderings, and Overall Location – Fifty Points. The fifty points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

   a. Up to ten points – A premises diagram in accordance with Section 5006 of Division

42 of Title 16 of the State Code of Regulations.

b. Up to ten points – A site development plan that provides information on existing conditions and proposed improvements to the site and how it meets or will meet the development standards outlined in this Code. Information on existing conditions shall include:

i. Exterior photographs showing all sides of any existing structure(s);

ii. Photographs of existing parking areas, landscaping, trash enclosure, and signage;

iii. Information on existing use on the site, including the addresses, uses, and square footages;

iv. Photographs of the existing site if the site is vacant; and

v. Photographs of adjacent properties for context.

c. Up to ten points – A floor plan showing information on the existing layout and proposed layout of the building interior.

d. Up to ten points – Building elevations that provide information on existing conditions and proposed improvements.

e. Up to five points – A conceptual landscape plan with the percentage of landscaping in the parking lot, setback areas, and tree size and species.

f. Up to five points – Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).

3. Business and Operations Plan – One Hundred Points. The one hundred points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to ten points – A written description of the total square footage of the facility with estimated square footage of proposed uses.

b. Up to ten points – A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.

c. Up to ten points – A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs, and other operating costs.

d. Up to five points – A description of the sources(s) of capital and use(s) of capital.

e. Up to ten points – Pro forma financial statements for at least three years of operation.

f. Up to five points – A description of the type of products to be sold and the estimated quantity and value of product(s) to be sold.

g. Up to five points – A description of marketing procedures and tactics.

h. Up to ten points – A description of day-to-day operations that should acknowledge

both state and local laws and should be consistent with industry best practices.

i. Up to five points—A description of hours of operation and opening procedures.

j. Up to ten points—A description of cash handling procedures.

k. Up to ten points—A description of inventory control procedures to include identification of point-of-sale systems, and track and trace software.

l. Up to ten points—A description of transportation, loading and unloading, distribution, or delivery procedures.

4. Security Plan—One Hundred Points. The one hundred points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to twenty points—The security plan shall be prepared by a professional security consultant.

b. Up to ten points—A premises security diagram.

c. Up to fifty points—A description of access control, inventory control, cash handling, and other security procedures and security equipment demonstrating compliance with the security requirements under this chapter.

d. Up to ten points—A description of the intrusion alarm and monitoring system including the name and contact information for the monitoring company.

e. Up to ten points—A description of the services of on-site security guards to include the: (i) number of security guards; (ii) hours security guards will be on site; (iii) locations where security will be positioned; and (iv) security guard responsibilities.

5. Safety Plan—One Hundred Points. The one hundred points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to twenty points—The safety plan shall be prepared by a professional fire prevention and suppression consultant.

b. Up to ten points—A premises safety diagram to include: (i) a description/illustration of evacuation routes; and (ii) location of fire extinguishers and other fire suppression equipment.

c. Up to fifty points—A description of safety procedures, training for emergency situations, and safety equipment demonstrating compliance with the safety requirements under this chapter.

d. Up to ten points—Identify all gases, pesticides, and chemicals to be used and their storage locations.

e. Up to ten points—A description of the firm alarm and monitoring system including the name and contact information for the monitoring company.

6. Neighborhood Compatibility Plan—One Hundred Points. The one hundred points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the

following objective criteria:

a. Up to forty points—A "Good Neighbor Policy" that: (i) includes policies and measures in place to protect adjacent uses from any potential impacts (e.g., noise, light, odor, traffic, etc.) related to the proposed cannabis business; and (ii) describes how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding area and will not result in the creation of a nuisance.

b. Up to twenty points—A description of odor mitigation practices to include: (i) identifying potential sources of odor; (ii) a description of odor control devices and techniques employed to ensure that odors from cannabis are not detectable beyond the permitted premises; and (iii) all proposed staff odor training and system maintenance.

c. Up to twenty points—A description of a waste management plan that includes waste disposal locations within the proposed premises and the applicant's security measures and methods of rendering waste unusable and unrecognizable.

d. Up to twenty points—A description of efforts at sustainability/environmental impact mitigation.

7. Community Benefits Plan—Three Hundred Fifty Points. The people of the city find that monetary donations to local nonprofit organizations, financial support of city sponsored activities or organizations, in kind donations to the city or other charitable organizations, and economic incentives to the city, carry out the purpose and intent of the program and are, therefore, critical for an applicant to demonstrate an effective community benefits plan. Accordingly, two hundred of the three hundred fifty points awardable under this subsection shall only be awarded if the applicant pledges to voluntarily provide a public benefit to a public use (or a combination thereof), which is defined as a direct financial contribution equal to two percent of projected gross receipts of the applicant to a public school located within the city, a public park located within the city, and/or a public or nonprofit community organization serving the city or its residents. Beyond the above and as a ministerial duty, no further direct financial contributions shall be considered as part of an applicant's community benefits plan.

The remaining one hundred fifty of the three hundred fifty points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to fifty points—A description of a social responsibility plan to include identification of a community liaison, plans to serve as a social equity business incubator, plans to aide and participate in the work of local nonprofits, community-based organizations, civic organizations, or social services organizations.

b. Up to fifty points—A description of a plan to develop a public health outreach and educational program that outlines the risks of youth use of cannabis and that identifies resources available to youth related to drugs and drug addiction.

c. Up to fifty points—A proposal and description of any community benefits agreement proposed by the applicant pursuant to Section 5.26.130.

8. Labor and Employment Plan—Two Hundred Points. The people of the city find that a proven track-record of cannabis retailer operations with high labor standards and

commitment to labor peace carries out the purpose and intent of the program and are, therefore, critical for an applicant to demonstrate an effective labor and employment plan. Accordingly, one hundred of the two hundred points awardable under this subsection shall only be awarded if the applicant provides documentation that the individual or natural person owner or owners of the applicant (disregarding any intervening or intermediary entity owner or owners of the applicant) with an aggregate ownership interest of fifty percent or more have entered into collective bargaining agreements with a labor organization that currently represents cannabis workers in the United States effective since at least July 1, 2021, inclusive of renewals (and remaining effective, inclusive of renewals, on the date of the application submission under this section) and such collective bargaining agreements accrete or automatically apply to all cannabis retailers permitted or licensed in the state after July 1, 2021 (notwithstanding the fact that employees of such cannabis retailers permitted or licensed in the state after July 1, 2021 (if any), have yet to have had an opportunity to recognize the labor organization that currently represents cannabis workers in the United States), by the individual or natural person owner or owners of the applicant (disregarding any intervening or intermediary entity owner or owners of the applicant) with an aggregate ownership interest of ninety percent or more referenced above.

The remaining one hundred of the two hundred points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to ten points—An organizational chart of showing owners, managers, and employees.

b. Up to ten points—A description of the owner's and manager's roles in day-to-day operations and decisions.

c. Up to ten points—A description of the number of employees, title/position, and their respective responsibilities.

d. Up to fifteen points—A description of compensation to employees, opportunities for continuing education, and employee training.

e. Up to fifteen points—A description of whether the cannabis business is committed to offering employees a living wage.

f. Up to fifteen points—A description of benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.

g. Up to fifteen points—A description of a plan to recruit employees from socially and economically disadvantaged backgrounds.

h. Up to ten points—A description of a plan to have at least fifty percent of employee positions filled and hours worked by employees residing in the city.

E. Upon timely receipt of a commercial cannabis operation permit application, the city manager shall conduct background checks in accordance with Section 5.26.110(H). Following review and scoring of applications completed pursuant to objective review criteria under subsection D, the city manager shall, as a ministerial duty, recommend that the city council issue commercial cannabis operation permits to applicants in order of their rank under subsection D up to the maximum number of commercial cannabis operation permits authorized in

Section 5.26.060. The city council shall consider the city manager's recommendations, and may conduct its own independent review and scoring of applications completed pursuant to objective review criteria under subsection D and substitute such review and scoring for that of the city manager in whole or in part if it sees fit to do so, and shall thereupon, as a ministerial duty, issue commercial cannabis operation permits to applicants in order of their rank under subsection D up to the maximum number of commercial cannabis operation permits authorized in Section 5.26.060. For the initial iteration of the application process pursuant to this section, the number of commercial cannabis operation permits issued shall be no more than the maximum number of commercial cannabis operation permits authorized in Section 5.26.060(A). In the event of a tie in the order of ranking under subsection D between one or more applicants up to the maximum number of commercial cannabis operation permits authorized in Section 5.26.060, the city council shall, as a ministerial duty, break the tie and issue commercial cannabis operation permits to the applicants with the highest scoring application component in the following order: (1) qualifications of the applicant's owners and managers; (2) community benefits plan; (3) labor and employment plan; (4) security plan; (5) safety plan; (6) neighborhood compatibility plan; (7) business and operations plan; and (8) plans, renderings, and overall location. In the event of a tie on all application components between one or more applicants up to the maximum number of commercial cannabis operation permits authorized in Section 5.26.060, the city manager shall arrange for the tied applicants to provide public presentations before the city council, after which the city council shall publicly rank the applicants pursuant to ranking sheets prepared by the city manager that achieve a forced ranking based on all of the objective review criteria and quantitative evaluation scale in subsection D, and the city council shall issue commercial cannabis operation permits to applicants in order of their rank up to the maximum number of commercial cannabis operation permits available following the city manager's/city council's original ranking and issuance of commercial cannabis operation permits and the limits contained in Section 5.26.060. However, the city council shall not issue a commercial cannabis operation permit to any applicant with an applicant, owner, or manager that:

1. Provided false or misleading information on the applicant's commercial cannabis operation permit application;

2. Has been convicted of (or pled no contest to) "an offense that is substantially related to the qualifications, functions, or duties of the business or profession for which the application is made" as that term is defined in Section 26057(b)(4) of the State Business and Professions Code; or

3. Has been sanctioned by a licensing authority or a city, county, or state for unlicensed commercial cannabis operations or has had a license suspended or revoked under MAUCRSA in the three years immediately preceding the date the application was submitted.

F. Any decision of the city council under this section shall be a final administrative decision not subject to administrative appeal under any provisions of this chapter or any provisions of this Code but, rather, subject to judicial review and remedies.

G. In the event that: (1) the number of issued commercial cannabis operation permits falls below the maximum number of commercial cannabis operation permits for retailer (medical-only or medical/adult-use) commercial cannabis operations authorized in Section 5.26.060; or (2) the city council is ordered to increase the maximum number of commercial cannabis operation permits issued for retailer (medicalonly or medical/adult-use) commercial cannabis operations by a court of competent jurisdiction as a judicial remedy (e.g., if a court of competent jurisdiction orders the city council to make commercial cannabis operation permits available

~~for non-storefront retailer (delivery only) (including retailers or micro- businesses engaged in delivery) commercial cannabis operations based outside the city to engage in delivery within the city), the city manager shall, as a ministerial duty, within thirty days reinstitute the application procedure under this section, subject to the maximum number of commercial cannabis operation permits authorized and available for issuance pursuant to Section 5.26.060. However, if the city council determines to not issue any permits pursuant to Section 5.26.070(I), then the city manager shall not be required to reinstitute the application procedure provided herein unless directed to do so by a majority of the city council.~~

~~H. Additionally, pursuant to Section 5.26.060(B), at any time after the first year following the operative date of this chapter, the city council may, by resolution or minute action, reinstitute the application procedure under this section for the purpose of considering issuance of one additional retailer (medical/adult-use) commercial cannabis operation permits up to the maximum provided in Section 5.26.060.~~

~~I. Notwithstanding anything to the contrary in this chapter, the city council is not required or obligated to issue any commercial cannabis operation permits to any applicants pursuant to this chapter if the city council determines that the issuance of such permits would be detrimental to the public health and safety.~~

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.080. Limitations on the city's liability.

To the fullest extent permitted by law, the city shall not assume any liability whatsoever with respect to having issued or having failed to issue a commercial cannabis operation permit pursuant to this chapter or otherwise approving or rejecting any retailer commercial cannabis operation and/or commercial cannabis operation permit application. As a condition to the submittal of a commercial cannabis operation permit application and/or the approval of any commercial cannabis operation permit, the applicant shall be required to meet all of the following conditions before they can receive a commercial cannabis operation permit:

A. Execution of an agreement, in a form approved by the city attorney, agreeing to indemnify, defend (at applicant's sole cost and expense), and hold the city, and its officers, officials, employees, representatives, and agents harmless, to the fullest extent permitted by law, from any and all claims, losses, damages, injuries, liabilities, or losses which arise out of or which are in any way related to the city's issuance of the commercial cannabis operation permit or any associated land use entitlements, the city's decision to approve, allow, prohibit, or deny any~~the retailer~~ commercial cannabis operation, any commercial cannabis operation permit or associated land use entitlement, the process used by the city in making ~~its~~ decisions including but not limited to any decision to issue, approve, deny, suspend, revoke, or impose conditions on a commercial cannabis operation permit, any enforcement of conditions of the commercial cannabis operations permit, the City's drafting, adoption, and passage of any ordinances, resolutions, rules, policies, and/or amendments thereto, or the alleged violation of any federal, state, or local laws by the retailer commercial cannabis operation or any of its owners, managers, officers, employees, or agents, and to reimburse the City for all associated fees, costs, and expenses incurred by the City, including but not limited to, attorney fees and costs and court costs.

B. Maintain insurance at coverage limits and with conditions thereon determined necessary and appropriate from time to time by the city attorney.

C. Agree to d~~D~~efend and indemnify, to the fullest extent permitted by law, the city, its elected

and appointed officials, employees and attorneys for all costs and expenses, including, but not limited to, attorneys' fees and court costs, that the city may be required to pay as a result of any legal challenge related to the city's approval of the applicant's commercial cannabis operation permit, any matter arising from the commercial cannabis operations in the City~~operations of said cannabis business~~ and/or related to the city's approval or denial of retailer commercial cannabis operations and/or commercial cannabis operations permit, including but not limited to any appeals of commercial cannabis operation permit or land use entitlement permit licensing processes or decisions including but not limited to the issuance, denial, revocation, or suspension thereof or imposition of conditions thereon, any enforcement of conditions of the commercial cannabis operations permit, the City's drafting, adoption, and passage of any ordinances, resolutions, rules, policies, and/or amendments thereto. The city, at its sole discretion, may participate at its own expense in the defense of any such action, but such participation shall neither relieve nor increase any of the obligations imposed on the applicant hereunder.

D. Provides written authorization to the operations officers to conduct reasonable unannounced inspections of the site~~location~~ of the commercial cannabis operation at the reasonable discretion of the city, including, but not limited to, inspection of security, inventory, and written records and files pertaining to the commercial cannabis operation, for the purposes of ensuring compliance with this chapter and all laws of the city and the state.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.090. Commercial cannabis operation permit term~~.~~, renewal.

A. Subject to this section and Section 5.26.160, the term of each commercial cannabis operation permit shall be ~~indefinite~~ one year from the date of issuance, unless sooner revoked. Commercial cannabis operation permits may be renewed annually as set forth in this Section 5.02.090.

B. Upon the one-year anniversary of the date of issuance for each commercial cannabis operation permit and every year thereafter, or at any time as set forth in Sections 5.26.080(D) and 5.26.110(D), the city manager and/or operations officers ~~shall~~may conduct a performance review of the permittee to assess compliance with the requirements of this chapter and state law~~. Within thirty days of the conclusion of the annual performance review of the permittee, the city manager shall~~ and may issue a letter of compliance or noncompliance outlining all items to be corrected to ensure full compliance, which shall include deadlines for completion of such items. The city manager may revise such deadlines if he or she determines that additional time is needed to complete such items.

C. The permittee shall pay a fee in an amount to be set by the city council via resolution to cover the costs of conducting the performance review, together with any costs incurred by the city to administer the program created under this chapter.

D. An application for renewal of a commercial cannabis operation permit shall be filed at least 60, but no more than 120 calendar days prior to expiration, unless a different time period is set forth by the City Manager.

E. The application for renewal shall be submitted on a form issued or approved by the City Manager.

F. At the time of filing the application for renewal, the applicant shall pay a fee in an amount established by resolution of the City Council. Any applicant submitting an application less than 60 days before its expiration shall be required to pay a late renewal application fee, as established by resolution of the City Council.

G. An application for renewal of a commercial cannabis operation permit may be rejected if any of the following exists:

1. Any grounds for suspension or revocation of the commercial cannabis operation permit under Section 5.26.160;

2. The commercial cannabis operation permit has been suspended or revoked at the time of the application for renewal;

3. The permittee has not been in regular and continuous operation for a minimum of 30 consecutive days prior to the submittal or consideration of renewal application.

4. The permittee fails to or is unable to renew its Cannabis State License, or otherwise does not have an active Type 10, inclusive of suspension or revocation, or similar State license authorizing the permittee to engage in retail commercial cannabis operations.

5. The permittee has made a material false, misleading or fraudulent statement or omission of fact as to any information provided to City pursuant to the South El Monte Municipal Code or the initial selection and award process that was later discovered.

6. The City Manager or designee(s) are authorized to make all decisions concerning the renewal of a commercial cannabis operation permit. In making the decision, the City Manager or designee(s) are authorized to impose additional conditions to the renewal of a permit, if it is determined to be necessary to ensure compliance with State or local laws and regulations or to preserve the public health, safety, or welfare.

7. If a permittee submits the required renewal application within the time periods specified in subsections (D) and (F) of this Section, but a written decision from the City has not been received prior to the expiration of the commercial cannabis operation permit, such permit shall be deemed conditionally renewed until issuance of a written decision on the renewal application.

8. Appeals from the decision of the City Manager shall be conducted as set forth in Section 5.26.170 and shall be subject to a fee as established by resolution of the City Council.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.100. Change in location—Transfer—Updated application information.

A. A commercial cannabis operation permit issued under this Chapter is valid only as to the premises identified in and approved by the commercial cannabis operation permit and is therefore nontransferable to other locations or premises except as authorized in this section. No~~A~~ permittee may change the premises~~business location~~ specified in a commercial cannabis operation permit until any such change in premises is first approved by the City Manager. A permittee seeking to change the premises of its commercial cannabis operation shall be required to submit~~upon submission and approval of~~ a change in location application promulgated~~, as a ministerial duty,~~ by the city manager pursuant to regulations adopted under Section 5.26.140, and any further documentation requested by the City Manager in its sole and absolute discretion. The permittee shall pay an application fee established by resolution of the city council to cover all costs incurred by the city in the review and processing of change in location applications. The city manager shall review the proposed change in

location application for requirements including but not limited to compliance of the new premises with all applicable requirements of this Code, including but not limited to Section 5.26.120(C).~~process such change in location applications as a ministerial duty within thirty days of receipt~~.

B. An owner of a commercial cannabis operation permit shall not transfer fifty percent (50%) or more of ownership or control of such commercial cannabis operation permit to another person unless and until the permittee and transferee obtain an amendment to the commercial cannabis operation permit that is approved by the City Manager~~city council upon recommendation from the city manager stating that the permit may be transferred~~. A permittee seeking to ~~may~~ change fifty percent (50%) or greater of the ownership specified in a commercial cannabis operation permit shall be required to ~~upon~~ submit~~ssion and approval of~~ a change in ownership application promulgated~~, as a ministerial duty,~~ by the city manager pursuant to regulations adopted under Section 5.26.140. The permittee shall pay an application fee established by resolution of the city council to cover all costs incurred by the city in the review and processing of change in ownership applications. The city manager shall review~~process~~ such change in ownership applications for requirements including but not limited to: to~~as a ministerial duty within thirty days once the city manager reasonably~~ determine~~s~~ that the transferee passed the background check required for owners, the transferee is not prohibited from holding a commercial cannabis operation permit or employment with a permittee pursuant to Section 5.26.110(H), and meets all other requirements of this chapter.

C. The existing permittee may conduct business under the existing commercial cannabis operation permit while the city manager reviews the change of ownership application. Denial of a change of ownership application does not result in revocation of the existing commercial cannabis operation permit. ~~Notwithstanding subsection B, during the first three years following the issuance of a commercial cannabis operation permit, the city manager shall not process any application to change the ownership or control of a commercial cannabis operation permit that results in the permittee altering its ownership composition in a manner that would result in the permittee not being entitled to points it was awarded when the permittee was an applicant pursuant to Section 5.26.070. For example, if a permittee received one hundred points when it was an applicant for providing documentation that the individual or natural person owner or owners of the applicant (disregarding any intervening or intermediary entity owner or owners of the applicant) with an aggregate ownership interest of ninety percent or more have entered into a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least July 1, 2021, inclusive of renewals (and remaining effective, inclusive of renewals, on the date of the application submission under this section), the city manager shall not process or authorize any change in ownership or control of the permittee if the change would result in the permittee being unable to continue to satisfy the aforementioned criteria subsequent to its approval~~.

D. Notwithstanding subsection B, no commercial cannabis operation permit may be transferred when the city manager has notified the permittee that its commercial cannabis operation permit has been or may be suspended or revoked.

E. Any attempt to transfer a commercial cannabis operation permit either directly or indirectly in violation of this section is hereby declared void, and such an unpermitted transfer shall be deemed a ground for revocation of the permit.

F. An applicant or permittee shall notify the city manager or designee(s) within fifteen calendar days of any change in the information provided in the applicant or permittee's commercial cannabis operation permit application or any change in status of compliance with the

provisions of this chapter, including any change in ownership or management of less than fifty percent (50%). Any new owners, managers, or employees shall be required to undergo a background check and not be prohibited from holding a commercial cannabis operation permit or employment with a permittee pursuant to Section 5.26.110(H).

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.110. General operating standards and restrictions.

A commercial cannabis operation shall operate in conformance with the following minimum standards, and such standards shall be deemed to be part of the conditions on the permit for a commercial cannabis operation to ensure that its operation is in compliance with state law and this Code, and to mitigate any potential adverse impacts of the commercial cannabis operation on the public health, safety or welfare.

Additional minimum standards may be adopted from time to time either by resolution or ordinance of the city council, or by the city manager pursuant to Section 5.26.140.

A. State Standards. All state requirements and regulations that govern the operation of a commercial cannabis operation, including, but not limited to, ones related specifically to certain types of commercial cannabis operations, shall apply as minimum requirements and regulations and requirements for commercial cannabis operations within the city of South El Monte, in addition to the requirements and regulations of this chapter and this Code.

B. Security. Commercial cannabis operations must comply with the following minimum security requirements. Additionally, any security plan provided by an applicant in its commercial cannabis operation permit application shall be incorporated into the terms and conditions under which the commercial cannabis operation will operate with the City's approval, if and when a commercial cannabis operation permit is issued; such terms and conditions shall be in addition to the requirements of this chapter.

1. General. All cannabis, cannabis products and cash present or kept at the premises shall be securely stored against both unauthorized access as well as theft.

2. Security Cameras.

    a. Security cameras shall be installed and maintained in good condition, with at least ninety days of digitally recorded documentation in a format approved by the city manager and the police chief.

    b. The camera and recording system must be of adequate quality, color rendition, and resolution to allow the identification of any individual present at the site of the commercial cannabis operation.

    c. The cameras shall be in continuous use twenty-four hours per day, seven days per week.

    d. The recording system must be capable of exporting the recorded video in standard MPEG formats to another common medium approved by the city manager, such as DVD and/or a USB drive.

    e. The areas to be covered by the security cameras include, but are not limited to, the storage areas, operation areas, all doors and windows, the parking lot, all exterior sides of the property adjacent to the public rights-of-way, and any other areas as

determined by the city manager and police chief.

f. Remote log-in information will be provided to the operations officers to allow them to view live and recorded security camera images remotely at any time.

3. Alarm System. The location of the commercial cannabis operation shall be alarmed with a centrally-monitored fire and burglar alarm system, and monitored by an alarm company properly licensed by the State Department of Consumer Affairs Bureau of Security and Investigative Services in accordance with Section 7590, et seq., of the State Business and Professions Code and whose agents are properly licensed and registered under applicable law.

   a. Permittees shall ensure that burglar, fire, and panic alarms are operational and monitored by a licensed security company 24 hours a day, seven days a week, and shall provide the City contact information for each licensed security company responsible for monitoring the permittee's alarm systems. Permittees shall promptly notify the City in writing of any change in licensed security company responsible for monitoring the permittee's alarm systems and/or associated contact information.

4. Locked Entrances. All entrances into the building housing a commercial cannabis operation shall be locked from the exterior at all times with entry controlled by employees or security personnel.

5. Windows. All windows on the building that houses the commercial cannabis operation shall be secured against entry from the outside.

6. No employee shall refuse, impede, obstruct or interfere with an inspection conducted pursuant to the authorizations provided by this chapter.

7. A commercial cannabis operation shall notify the City Manager within twenty-four (24) hours of the discovery of any of the following:

   a. Significant discrepancies identified during inventory. The level of significance shall be as determined by the regulations promulgated by the City Manager, or, if not established therein, as set forth in Section 15034 of Division 19 of Title 4 of the California Code of Regulations, as amended from time to time;

   b. Diversion, theft, loss, or any criminal activity involving the permittee, commercial cannabis operation, or any agent or employee thereof;

   c. The loss or authorized alteration of records required to maintained pursuant to this Chapter or otherwise related to inventory, customers, employees, or agents of the permittee or commercial cannabis operation;

   d. Any other breach of security.

C. Odors.

1. A commercial cannabis operation shall have an air treatment system that ensures off-site odors shall not result from its activities.

2. This requirement at a minimum means that the commercial cannabis operation shall be

designed to provide sufficient odor absorbing ventilation and exhaust systems so that any odor generated inside the location of the commercial cannabis operation is not detected outside the building, on adjacent properties or public rights-of-way, or within any other unit located within the same building as the commercial cannabis operation, if the use only occupies a portion of a building.

D. Authorizations.

1. The operations officers shall have the right to enter all areas of the commercial cannabis operation from time to time unannounced for the purpose of making reasonable inspections to observe and enforce compliance with this chapter and all laws of the city and state.

2. In addition to ongoing remote live access to security camera images as set forth in Section 5.26.110(B)(2)(f), r~~R~~ecordings made by security cameras required pursuant to this chapter shall be made available to the operations officers upon verbal request; no search warrant or subpoena shall be needed to view the recorded materials.

E. Records.

1. Commercial cannabis operations shall maintain on site the following records either in paper or electronic form compatible with the City's software and hardware:

a. The full name, address, and telephone numbers of the owner and lessee of the property.

b. The name, date of birth, address, and telephone number of each employee of the commercial cannabis operation; the date each was hired; and the nature of each employee's participation in the commercial cannabis operation.

c. Copies of all required state licenses.

d. An inventory record documenting the dates and amounts of cannabis and cannabis products received at the site, the daily amounts of cannabis and cannabis products on the site, and the daily amounts of cannabis and cannabis products leaving the site for any reason, including, but not limited to, being sold, delivered, or distributed.

e. A written accounting of all expenditures, costs, revenues and profits of the commercial cannabis operation, including, but not limited to, cash and in-kind transactions.

f. A copy of all insurance policies related to the operation of the commercial cannabis operation.

g. A copy of the commercial cannabis operation's most recent year's financial statement and tax return.

h. Proof of a valid and current permit issued by the city in accordance with this chapter, and the equivalent state of California license to operate the commercial cannabis operation. Every commercial cannabis operation shall display at all times during business hours the city permit issued pursuant to the provisions of this chapter, and the equivalent state license, in a conspicuous place so that it may be

readily seen by all persons entering the premises~~location~~ of the commercial cannabis operation.

2. All records required to be maintained by the commercial cannabis operation must be maintained for no less than seven years and are subject to immediate inspection (consistent with requirements pertaining to qualified patient confidentiality pursuant to applicable state and federal law) upon a lawful written request by an operation officer.
3. A commercial cannabis operation shall report any loss, damage, or destruction of these records to the operation officers within twenty-four hours of the loss, damage, or destruction.

F. Site Management.

1. Commercial cannabis operations shall not result in a nuisance or adversely affect the health, welfare, or safety of nearby persons by creating dust, glare, heat, noise, noxious gases, odors, smoke, traffic, vibration, or other impacts, or be hazardous due to use or storage of materials, processes, products or waste. The permittee shall promptly and diligently both prevent as well as eliminate conditions on the site of the commercial cannabis operation that constitute a nuisance.

2. A permittee shall maintain the exterior of the site, including any parking lots under the control of the permittee, free of litter, debris, and trash.

3. The commercial cannabis operation permittee shall properly store and dispose of all waste generated on the site, including chemical and organic waste, in accordance with all applicable laws and regulations.

4. Notwithstanding any provisions of this Code to the contrary, the commercial cannabis operation permittee shall remove all graffiti from the site and parking lots under the control of the commercial cannabis operation permittee within seventy-two hours of discovery~~its application~~.

G. State Board of Equalization Seller's Permit Required.

1. Commercial cannabis operations must obtain a seller's permit from the State Board of Equalization as applicable.

2. Such permit shall be displayed in a conspicuous place so that it may be readily seen by all persons entering the premises~~location~~ of the commercial cannabis operation.

H. Background Checks; Personnel prohibited from holding a commercial cannabis operation permit or employment with a permittee~~Employees~~.

1. All employees must submit to fingerprinting and criminal background checks by the city or its designee.

a. No employee convicted within the last ten years of a felony substantially related to the qualifications, functions or duties of an employee of a commercial cannabis operation (such as a felony conviction for distribution of controlled substances, money laundering, racketeering, etc.) shall be employed by a commercial cannabis operation, and no owner convicted of any of the aforementioned offenses shall be eligible to obtain a commercial cannabis operation permit, unless such employee or owner has obtained a certificate of rehabilitation (expungement of felony record)

under state law or under a similar federal statute or state law where the expungement was granted.

b. At the request of the commercial cannabis operation, the city manager and police chief shall determine the applicability of this section to a potential employee within a reasonable period of time after a written request has been made to the city manager and police chief for such determination.

2. All employees must possess a valid government issued (or equivalent) form of identification containing an identifying photograph of the employee, the name of the employee, the date of birth of the employee, and the residential address of the employee. Color copies of such identification shall be maintained at the location of the commercial cannabis operation. A valid state driver's license will satisfy this requirement.

3. In addition to the disqualifying offenses set forth in Section 5.26.110(H)(1)(a), a person shall not be eligible to obtain a commercial cannabis operation permit or employment with a permittee if the person:

a. Provided false or misleading information on the applicant's commercial cannabis operation permit application;

b. Has been convicted of (or pled no contest to) "an offense that is substantially related to the qualifications, functions, or duties of the business or profession for which the application is made" as that term is defined in Section 26057(b)(4) of the State Business and Professions Code; or

c. Has been sanctioned by a licensing authority or a city, county, or state for unlicensed commercial cannabis operations or has had a license suspended or revoked under MAUCRSA in the three years immediately preceding the date the application was submitted.

I. Cannabis Transfer Between Permitted Operations Only. A commercial cannabis operation shall not transfer cannabis or cannabis products to or from another commercial cannabis operation, unless both operations are in possession of all required state and local licenses and permits.

J. Commercial Cannabis Operation Signage.

1. Signs on the premises shall not obstruct the entrance or the video surveillance system. The size, location, and design of any signage must conform to the sign provisions in this Code.

2. Business identification signage shall be limited to that needed for identification only, consisting of a single window sign or wall sign that shall comply with the appropriate sign requirements within the applicable zoning district.

K. Prohibited Personal Activities.

1. Cannabis Use. No person shall smoke, ingest, or otherwise consume cannabis in any form on, or within twenty feet of, the site of the commercial cannabis operation.

2. Alcohol Use. No person shall possess, consume, or store any alcoholic beverage on the site of the commercial cannabis operation.

L. No Minors. No minor shall be an employee of, or participate in, a commercial cannabis operation in any capacity, including, but not limited to, as a manager, employee, contractor,

adviser, or volunteer.

M. Exterior Lighting. The exterior of the premises upon which the commercial cannabis operation is operated shall be equipped with and, at all times between sunset and sunrise, shall remain illuminated with fixtures of sufficient intensity and number to illuminate every portion of the property with an illumination level of not less than one foot-candle as measured at the ground level, including, but not limited to, landscaped areas, parking lots, driveways, walkways, entry areas, and refuse storage areas.

N. Building Design. A permittee must maintain the design of the buildings on the site in accordance with the plans that are approved by the city pursuant to this chapter and otherwise approved by the city. No permittee shall modify the buildings on the site contrary to the approved plans, without the approval of the city manager, in addition to any other applicable review and approval of such proposal by the designated City review body pursuant to Title 17 of this Code.

O. Nuisance. A permittee shall take all reasonable steps to discourage and correct conditions that constitute a nuisance in parking areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours if related to the members of the subject commercial cannabis operation.

1. "Reasonable steps" shall include immediately calling the police department upon observation of the activity, and requesting that those engaging in activities that constitute a nuisance or are otherwise illegal to cease those activities, unless personal safety would be threatened in making the request.

2. "Nuisance" includes, but is not limited to, disturbances of peace, open public consumption of cannabis, alcohol or controlled substances, excessive pedestrian or vehicular traffic, including the formation of any pedestrian lines outside the building, illegal drug activity, harassment of those passing by, excessive littering, excessive loitering, illegal parking, excessive loud noises~~, especially late at night or early in the morning hours~~, lewd conduct or law enforcement detentions and arrests.

P. Upon and after receiving possession of a commercial cannabis operation permit as provided for in this chapter, a permittee shall:

1. Maintain continuing compliance with criminal background check requirements of this chapter by ensuring that:

a. Upon the hiring, association or retention of an employee by the commercial cannabis operation, the requirements of subsection H are immediately met for such employee by provision of appropriate documentation to the city manager; and

b. The city manager and police chief are immediately informed in writing of any felony conviction as described in subsection H for any current employee.

2. Maintain continuing compliance with all applicable insurance requirements, including, but not limited to, those imposed by the city and this chapter.

Q. Track and trace requirements. Permittees shall create and maintain an active account within the state's track and trace system, as required by the state cannabis laws, prior to commencing any commercial cannabis operation activity. In the event of system failure, the permittee shall keep a hard copy record and transfer the information to the track and trace system

within 24 hours of the system being available, which must be provided to the City upon request.

~~Q. Workforce Plan. A permittee shall implement a workforce plan that includes at least the following provisions:~~

~~1. Commitment for thirty percent of employees to be local hires; this local hiring requirement is satisfied when a permittee shows that it has either hired or made a good faith effort to hire bona fide residents of the city or persons that may establish residency after initial employment with the permittee;~~

~~2. Commitment to offer apprenticeships and/or compensation for continuing education in the field of commercial cannabis operations; and~~

~~3. Paying a living wage to employees. "Living wage" means compensation equivalent to twenty dollars per hour inclusive of benefits but excluding tips.~~

R. Exemption. The regulations contained in this chapter shall not apply to a commercial cannabis operation engaged in the following uses, as long as such use complies strictly with applicable law, including this Code, regulating such use and the location of such use, including, but not limited to, Section 11362.5 of the State Health and Safety Code and Section 11362.71 et seq., of the State Health and Safety Code: A clinic licensed pursuant to Chapter 1 of Division 2 of the State Health and Safety Code; a health care facility licensed pursuant to Chapter 2 of Division 2 of the State Health and Safety Code; a residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the State Health and Safety Code; a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the State Health and Safety Code; and a residential hospice or a home health agency licensed pursuant to Chapter 8 of Division 2 of the State Health and Safety Code.

S. Reporting and Tracking of Product and of Gross Sales. Each permittee shall have in place a point-of-sale or management inventory tracking system to track and report on all aspects of the commercial cannabis operation including, but not limited to, such matters as cannabis tracking, inventory data, gross sales (by weight and by sale) and other information which may be deemed necessary by the city. The permittee shall ensure that such information is compatible with the city's record-keeping systems. In addition, the system must have the capability to produce historical transactional data for review. Furthermore, any system selected must be approved and authorized by the city manager prior to being used by the permittee.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.120. Retailer operating standards and restrictions.

A retailer commercial cannabis operation shall operate in conformance with both Section 5.26.110, as well as the following minimum standards, and such standards shall be deemed to be part of the conditions of the commercial cannabis operation permit for a retailer commercial cannabis operation to ensure that its operation is in compliance with state law and this Code, and to mitigate any potential adverse impacts of the commercial cannabis operation on the public health, safety or welfare. It shall be the responsibility of the Permittees, Owners, and Managers of a Commercial Cannabis Operation to ensure that a Commercial Cannabis Operation is, at all times, operating in a manner compliant with all applicable federal, state and local laws, including for as long as applicable, all state cannabis laws, any subsequently enacted state law or regulatory, licensing, or certification standards or requirements, this Chapter, and any specific, additional operating procedures or requirements which may be imposed as conditions of approval of a required license or permit, including but not limited to the Commercial Cannabis Operation Permit.

Additional minimum standards may be adopted from time to time either by resolution or ordinance from the city council, or by the city manager pursuant to Section 5.26.140.

A. City Permit and State License. No person shall engage in retailer commercial cannabis operations without both a current and valid commercial cannabis operation permit and a current and valid equivalent state license as provided for under Section 26200 of the State Business and Professions Code, and as may be amended. Retailer (medical-only) commercial cannabis operations shall only sell, dispense, or provide medical cannabis or medical cannabis products to a qualified patient with a written physician's recommendation, a person with an identification card, or a primary caregiver with written documentation attesting to lawful status as a primary caregiver.

B. State Standards. All state requirements and regulations that govern retailer commercial cannabis operations, including, but not limited to, the regulations promulgated by the State Department of Cannabis Control, and as may be amended, shall apply as minimum requirements and regulations and requirements for retailer commercial cannabis operations within the city, in addition to the requirements and regulations of this chapter and this Code.

C. Location and Design Requirements. Pursuant to the authority delegated by the state to the city under Section 26054(b) of the State Business and Professions Code and overriding the location and design requirements contained in Section 26054(b) of the State Business and Professions Code, retailer commercial cannabis operations in the city shall be subject to the following location and design requirements:

1. Retailer commercial cannabis operations shall be a permitted use subject to this chapter on property: (a) located more than one thousand feet any retailer commercial cannabis operation permitted under this chapter, alcohol or drug treatment facility, day care center, religious institution, school, ~~or~~ youth center, park or residentially zoned property; (b) located more than three hundred and fifty (350) ~~one thousand~~ feet from the city's jurisdictional boundary ~~or any park or residentially zoned property~~; and (c) zoned C (commercial zone) or C-M (commercial-manufacturing zone) including any overlay zone districts covering the C (commercial zone), ~~or~~ C-M (commercial- manufacturing zone), or M (manufacturing) zone.

2. The distances specified in subsection C shall be measured from those sensitive uses in existence at the time the commercial cannabis operation permit application is submitted, the horizontal distance shall be measured in a straight line from the parcel line of the sensitive use to the closest parcel line of the lot on which the cannabis retailer is to be located without regard to intervening structures. ~~The one thousand foot distance specified in subsection C may be reduced to as little as nine hundred feet by administrative regulation pursuant to Section 5.26.140 if necessary to allow for issuance of the number of commercial cannabis operation permits provided by this chapter~~.

3. Each retailer commercial cannabis operation shall:

   a. Be constructed in a manner that prevents odors to surrounding uses, and promotes quality design and construction, and consistency with the surrounding properties. Odors from the cannabis retailer shall not be detectable from outside the premises and adequate odor control technology shall be utilized;

   b. Be provided with adequate electricity, sewerage, disposal, water, fire protection, and storm drainage facilities for the intended purpose; and

c. Provide and maintain a neighborhood compatibility plan so the city manager or designee(s) may find that the cannabis retailer and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance. Any neighborhood compatibility plan provided by an applicant in its commercial cannabis operation permit application shall be incorporated into the terms and conditions under which the commercial cannabis operation will operate with the City's approval, if and when a commercial cannabis operation permit is issued; such terms and conditions shall be in addition to the requirements of this chapter.

D. Customers.

1. Prior to dispensing medical cannabis or medical cannabis products to a qualified patient, a retailer commercial cannabis operation shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of eighteen years and obtain verification from the recommending physician that the person requesting medical cannabis or medical cannabis products is a qualified patient, and shall maintain a copy of the physician recommendation, or identification card, as described in Section 11362.71 et seq., of the State Health and Safety Code, as may be amended from time to time, on site for period of not less than seven years.

2. Prior to dispensing cannabis or cannabis products to an adult-use customer, a retailer (medical/adult-use) commercial cannabis operation shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of twenty-one years.

E. Opaque Packaging. All cannabis or cannabis products sold to a customer shall be prohibited from leaving the site unless placed in opaque exit packaging which conceals the nature of the product from human vision.

F. Dispensing and Storage Areas. Entrance to the retailer sales floor and any storage areas shall be locked at all times, and under the control of employees or security personnel.

G. Interior Lighting. The premises within which the commercial cannabis operation is operated shall be equipped with and, at all times during which is open to the public, shall remain illuminated with over-head lighting fixtures of sufficient intensity to illuminate every place to which members of the public or portions thereof are permitted access with an illumination of not less than two foot-candles as measured at the floor level.

H. Signs. A retailer commercial cannabis operation shall notify customers (verbally or by written agreement) and by posting a notice or notices conspicuously at least fifteen-point type within permitted premises that state as follows:

1. "The sale or diversion of cannabis or cannabis products without a license issued by persons entering the site, the city of South El Monte is a violation of state law and the South El Monte Municipal Code."

2. "Secondary sale, barter, or distribution of cannabis or cannabis products purchased from a permittee is a crime and can lead to arrest."

3. "Customers must not loiter in or near these premises and may not consume cannabis or cannabis products in the vicinity of this business or in any place not lawfully permitted.

These premises and vicinity are monitored to ensure compliance."

4. "WARNING: The use of cannabis or cannabis products may impair a person's ability to drive a motor vehicle or operate heavy machinery."

5. "CALIFORNIA PROP. 65 WARNING: Smoking of cannabis and cannabis-derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer and reproductive harm."

I. No Recommendations On Site. A retailer commercial cannabis operation shall not have a physician or any person licensed to recommend medical cannabis for medical use at the location of the retailer commercial cannabis operation to provide a recommendation or physician's recommendation, for the use of medical cannabis.

J. Sanitation. A permittee shall establish and implement written procedures that maintain the highest industry standards of sanitation and cleanliness for the operation so as to ensure cannabis and cannabis products sold to the public are free of harmful contaminants.

K. Training. A permittee shall establish and implement written procedures that provide for the highest industry standards of training for employees.

L. Prohibited Activities. Retailers may not conduct~~No~~ cannabis cultivation, testing or manufacturing, and no cannabis cultivation, testing, or manufacturing shall occur within the premises of the retailer operation.

M. No Alcohol. Retailer commercial cannabis operations shall not hold or maintain a license from the State Department of Alcoholic Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages.

N. No Lounge or Café. Retailer commercial cannabis operations shall not operate as a lounge, café or restaurant serving food or drinks for consumption on site. There shall be no seating area, tables, couches, or chairs for the gathering or congregating of members.

O. Age Restriction. Minors, except qualified patients or primary caregivers over the age of eighteen years old as verified customers, are prohibited from entering the premises~~location~~ of the retailer cannabis operation.

P. Public Information. The permittee shall make available to customers a list of the rules and regulations governing medical cannabis use and consumption within the city and recommendations on sensible medical cannabis etiquette.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.125. Delivery operating standards and restrictions.

A. Delivery shall comply with state law at all times.

B. Security plans developed pursuant to this chapter shall include provisions relating to vehicle security and the protection of employees and product during loading and in transit which shall be incorporated, in addition to all requirements of this Chapter, as binding terms and conditions under which the commercial cannabis operation may operate with the City's approval, if and when a commercial cannabis operations permit is issued in accordance with Section 5.26.110(B).

C. A commercial cannabis operation engaged in delivery shall facilitate the delivery of cannabis or cannabis products with a technology platform owned by or licensed to the delivery-only commercial cannabis operation engaged in delivery that uses point-of-sale technology to track and database technology to record and store the following information for each transaction involving the exchange of cannabis or cannabis products between the commercial cannabis operation engaged in delivery and customer:

1. The identity of the individual dispensing cannabis or cannabis products on behalf of the commercial cannabis operation engaged in delivery;

2. The identity of the customer receiving cannabis or cannabis products from the commercial cannabis operation engaged in delivery;

3. The type and quantity of cannabis or cannabis products dispensed by the retailer and received by the customer;

4. The gross receipts charged by the commercial cannabis operation engaged in delivery and received by the individual dispensing cannabis or cannabis products on behalf of the commercial cannabis operation engaged in delivery for the cannabis or cannabis products dispensed and received; and

5. The location or address where the sale or retail sale took place or closed.

D. A commercial cannabis operation engaged in delivery shall maintain a database and provide a list of the individuals and vehicles authorized to conduct delivery, and a copy of the valid state driver's license issued to the driver of any such vehicle on behalf of the commercial cannabis operation engaged in delivery to the city manager.

E. Individuals making deliveries of cannabis or cannabis products on behalf of the commercial cannabis operation engaged in delivery shall maintain a physical copy of the delivery request (and invoice) and shall make it available upon the request of agents or employees of the city requesting documentation.

F. During delivery, a copy of the commercial cannabis operation engaged in delivery's commercial cannabis operation permit and state license shall be in the vehicle at all times, and the driver shall make it available upon the request of agents or employees of the city requesting documentation.

G. A commercial cannabis operation engaged in delivery shall only permit or allow delivery of cannabis or cannabis products in a vehicle that is: (1) insured at or above the legal requirement in the state; (2) capable of securing (locking) the cannabis or cannabis products during transportation; (3) capable of being temperature controlled if perishable cannabis or cannabis products is being transported; and (4) does not display advertising or symbols visible from the exterior of the vehicle that suggest the vehicle is used for cannabis delivery or affiliated with a commercial cannabis operation engaged in delivery.

H. A commercial cannabis operation engaged in delivery shall facilitate deliveries with a technology platform owned by or licensed to the commercial cannabis operation engaged in delivery that uses global positioning system technology to track, and database technology to record and store the following information:

1. The time that the individual conducting delivery on behalf of the commercial cannabis operation engaged in delivery departed its premises.

2. The time that the individual conducting delivery on behalf of the commercial cannabis operation engaged in delivery completed delivery to the customer.

3. The time that the individual conducting delivery on behalf of the commercial cannabis operation engaged in delivery returned to its premises.

4. The route the individual conducting delivery on behalf of the commercial cannabis operation engaged in delivery traveled between departing and returning to its premises to conduct delivery.

5. For each individual delivery transaction, the identity of the individual conducting deliveries on behalf of the commercial cannabis operation engaged in delivery.

6. For each individual delivery transaction, the vehicle used to conduct delivery on behalf of the commercial cannabis operation engaged in delivery.

7. For each individual delivery transaction, the identity of the customer receiving cannabis or cannabis products from the commercial cannabis operation engaged in delivery.

8. For each individual delivery transaction, the type and quantity of cannabis or cannabis products dispensed and received.

9. For each individual delivery transaction, the gross receipts charged by the commercial cannabis operation engaged in delivery and received by the individual conducting deliveries on behalf of the commercial cannabis operation engaged in delivery for the cannabis or cannabis products dispensed and received.

I. The individual making deliveries on behalf of the commercial cannabis operation engaged in delivery shall personally verify for each individual delivery transaction the identity of the customer receiving cannabis or cannabis products from the commercial cannabis operation engaged in delivery and: (1) for medical cannabis or medical cannabis products to a qualified patient, the age and all necessary documentation of each customer to ensure the customer is not under the age of eighteen years and obtain verification from the recommending physician that the person requesting medicinal cannabis or medicinal cannabis products is a qualified patient, and shall maintain a copy of the physician recommendation or identification card as described in Section 11362.71 et seq., of the State Health and Safety Code, as may be amended from time to time, on site for period of not less than seven years; or (2) for cannabis or cannabis products to an adult-use customer, age and all necessary documentation of each customer to ensure the customer is not under the age of twenty-one years.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.130. Community benefit ~~agreement~~.

Any community benefit commitments, including but not limited to monetary, volunteer hour, in-kind, or other contributions and/or donations provided by an applicant in its commercial cannabis operation permit application shall be incorporated into the terms and conditions under which the commercial cannabis operation will operate with the City's approval, if and when a commercial cannabis operation permit is issued; such terms and conditions shall be in addition to the requirements of this chapter. ~~The applicant may propose entering into a community benefit agreement in an amount and by terms set by city council resolution with the city setting forth the terms and conditions under which the facility will operate that is in addition to the requirements of this chapter, including, but not limited to, public outreach and education, community service, payment of fees and other charges as mutually agreed, and such other terms and conditions that~~

~~will protect and promote the public health, safety, and welfare of the city and its residents and visitors.~~
(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.140. Administration.

A. Consistently with stated requirements of this chapter (and in particular not to repeal or constructively repeal this chapter), in addition to any regulations adopted under state law, the city manager is authorized to establish any additional rules, regulations, and standards governing the issuance or denial of commercial cannabis operation permits, the ongoing operation of commercial cannabis operations and the city's oversight thereof, or concerning any other subject determined to be necessary to carry out the purposes of this chapter.

B. Such regulations shall be approved by resolution of the city council published on the city's website.

C. Regulations promulgated, by the city manager, shall become effective upon date of publication on the city's website or posting at the location for the city council's meeting agendas. Commercial cannabis operations shall be required to comply with all state and local laws and regulations, including, but not limited to, any rules, regulations or standards adopted by the city manager.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.150. Fees.

An application fee set by resolution of the city council shall be required for formal processing of every application made under this chapter. The city council is further authorized to pass resolutions or ordinances to recover any and all fees and costs incurred by the administration and implementation of this chapter through an appropriate fee recovery mechanism to be imposed upon commercial cannabis operations.
(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.160. Suspension, modification, and revocation.

A. The city manager is authorized to suspend**,** modify, and/or revoke a commercial cannabis operation permit issued pursuant to this chapter upon the determination through written findings of a failure to comply with any provision of this chapter, any commercial cannabis operation permit condition, or any agreement or covenant required or made pursuant to this chapter.

B. Notwithstanding subsection A, the city manager may suspend or revoke a commercial cannabis operation permit if any of the following occur:

1. The equivalent state license has been suspended or revoked by the state; or

2. Operations cease for more than one hundred eighty consecutive or cumulative days in any one year period; or

3. Ownership is changed or transferred without complying with Section 5.26.100; or

4. The commercial cannabis operation fails to maintain required security camera recordings; or

5. The commercial cannabis operation fails to allow inspection of the security recordings, the activity logs, the records, or of the site by operations officers pursuant to this chapter; or

6. The commercial cannabis operation fails to timely make the corrections required pursuant to Section 5.26.090; or

7. The commercial cannabis operation fails to pay any fees required by this chapter.

C. Conditions (if any) of suspension or revocation are at the reasonable discretion of the city manager and may include, but are not limited to, a prohibition on all owners, managers and employees of the suspended or revoked commercial cannabis operation from operating within the city for a period of time set forth in writing and/or a requirement (when operations may resume, if at all, pursuant to the city manager's reasonable determination) for the holder of the suspended or revoked commercial cannabis operation permit to resubmit an application for a commercial cannabis operation permit pursuant to the requirements of this chapter.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.170. Appeals.

Any decision regarding denial of advancement in the commercial cannabis operation permit application process at each phase leading to and including the final selection process, the city manager's suspension or revocation of a commercial cannabis operation permit pursuant to Section 5.26.160, the modification or addition of conditions to a commercial cannabis operation permit, or denial of the renewal of a commercial cannabis operation permit may be appealed ~~to the city council~~ by a permittee or interested party as follows:

A. All appeals shall be heard by a third-party hearing officer. If the appellant wishes to appeal a decision ~~to the city council~~, the appellant must file a written appeal with the city clerk within ten calendar days of the decision. The written appeal shall specify the person making the appeal, the decision appealed from, state the reasons for the appeal, and include any evidence in support of the appeal which the applicant seeks to be ~~considered by the city council~~.

B. Notice of the time and place of an appeal hearing shall be providing to the appellant within thirty days of receipt by the city clerk of the written appeal.

C. The appeal hearing shall be held within sixty days of the filing of the written appeal with the city clerk, unless the sixty-day time limit is waived by the appellant, or unless the city ~~council~~ continues the appeal hearing date for good cause and upon written notification to the appellant.

D. The hearing officer ~~city council~~ shall review the facts of the matter, written documents submitted for review, the basis for making the decision which is under appeal, and then determine whether the appealed decision should be reversed or affirmed. The determination made shall be in writing, shall set forth the reasons for the determination, and shall be final.

E. The provisions of Section 1094.6 of the Code of Civil Procedure set forth the procedure for judicial review of any final determination. Parties seeking such judicial review shall file such action within ninety days of a determination being made final.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.180. Violations and penalties—Public nuisance.

A. Any violation of the provisions of this chapter is punishable as a misdemeanor or an infraction, at the discretion of the city attorney, pursuant to Chapters 1.14 and 1.16 of this Code, except for as preempted by state law and any violation of the provisions of this chapter is subject to administrative citation, at the reasonable discretion of the city, pursuant to Chapters 1.14 and 1.16 of this Code.

B. Public Nuisance Abatement.

1. Any commercial cannabis operation that is conducted in violation of any provision of this chapter is hereby declared to constitute a public nuisance and, as such, may be abated or enjoined from further operation, in accordance with the procedures set forth in Chapter 8.36 of this Code.

2. All costs to abate such public nuisance, including attorneys' fees and court costs, shall be paid by the person causing the nuisance, including the commercial cannabis operation and the property owner where the nuisance is occurring.

C. The remedies described in this section are not mutually exclusive. Pursuit of any one remedy shall not preclude city from availing itself of any or all available administrative, civil, or criminal remedies, at law or equity.

D. Any violation of the provisions of this chapter shall constitute a separate offense for each and every day during which such violation is committed or continued.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.190. Service of notices.

Any notice required by this chapter is deemed issued and served upon the earliest date that either: the notice is deposited in the United States mail, postage pre-paid, addressed to the most recent mailing address provided to the city pursuant to the requirements of this chapter; or, the date upon which personal service of the notice is provided to a responsible party.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.200. Prohibitions.

A. Any commercial cannabis operation in violation of this chapter, or any other applicable state law is expressly prohibited.

B. It is unlawful for any commercial cannabis operation in the city, or any agent, employee or representative of such commercial cannabis operation, to permit any breach of peace or any disturbance of public order or decorum by any tumultuous, riotous or disorderly conduct at the site of the commercial cannabis operation.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.210. Nonconforming use.

No use which purports to have engaged in commercial cannabis operations of any nature prior to the enactment of this chapter shall be deemed to have been a legally established use under the provisions of this Code, or any other city ordinance, rule or regulation, and such use shall not be entitled to claim legal nonconforming status.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.220. Exceptions.

A. To the extent that the following activities are permitted by state law, nothing in this chapter shall prohibit a person twenty-one years of age or older from:

1. Possessing, processing, purchasing, transporting, obtaining or giving away to persons twenty-one years of age or older, without compensation whatsoever, not more than twenty-eight and one-half grams of cannabis not in the form of concentrated cannabis;

2. Possessing, processing, purchasing, transporting, obtaining or giving away to persons twenty-one years of age or older, without compensation whatsoever, up to eight grams of cannabis in the form of concentrated cannabis;

3. Possessing, transporting, purchasing, obtaining, using, manufacturing, or giving away cannabis accessories to persons twenty-one years of age or older without compensation whatsoever; or

4. Engaging in the indoor cultivation of six or fewer live cannabis plants within a single private residence or inside an accessory structure located upon the grounds of a private residence that is fully enclosed and secured, to the extent such cultivation is authorized by Sections 11362.1 and 11362.2, of the State Health and Safety Code, as may be amended from time to time.

B. This chapter shall also not prohibit any commercial cannabis operations that the city is required by law to permit within its jurisdiction pursuant to state law.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.230. Operative date.

This chapter shall be operative ten days after the date that the city council declares that a majority of the city's voters voting at the November 8, 2022, election have voted in favor of this chapter at such election.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.240. Severability.

If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this chapter is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. The people of the city of South El Monte hereby declare that they would have adopted this chapter and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.250. City council authority to amend.

The city council has the right and authority to amend this chapter, with the exception of Section 5.26.060 (which may only be amended: (i) if ordered to do so by a court of competent jurisdiction as a judicial remedy; or (ii) by a vote of the people of the city), to further its purposes and intent (including, but not limited to, amendment for more efficient administration as determined by the city council), in any manner that does not increase a tax rate, or otherwise constitute a tax increase for which voter approval is required by Article XIII C of the California Constitution, pursuant to Elections Code Section 9217.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

§ 5.26.260. City councilmember conflicts of interest.

Notwithstanding any other provision of this chapter, prior to participating in any decision relating to a cannabis business, each city councilmember shall do all of the following

A. Disclose on the record any financial interest in the cannabis business that is subject to the decision.

B. Disclose on the record any campaign contributions and benefits or gifts received from the cannabis business that is subject to the decision.

C. Disclose on the record any ex parte communications that the city councilmember may have had with a cannabis business that is the subject of the decision.

D. Each city councilmember shall warrant and represent, on the record and in a form approved by the city council, that they have complied with these requirements and all applicable law.

If it is later determined that a city councilmember has not complied with the above requirements or if it is determined that a city councilmember has violated applicable law, then the city councilmember is disqualified from all decisions relating to the cannabis business subject to the decision. The requirements of this Section 5.26.260 shall be in addition to any applicable law, including, without limitation, the California Political Reform Act and the related regulations of the Fair Political Practices Commission.

(Ord. 1260 §2, 2022; Ord. 1268 §3, 2023)

ORDINANCE NO. 1260

AN ORDINANCE ("ORDINANCE") OF THE PEOPLE OF THE CITY OF SOUTH EL MONTE, CALIFORNIA, AMENDING CHAPTER 5.26 (CANNABIS ACTIVITIES) OF TITLE 5 OF THE SOUTH EL MONTE MUNICIPAL CODE TO ONLY PERMIT CANNABIS COMMERCIAL OPERATIONS THAT INVOLVE THE ACTIVITY OF RETAILER (MEDICAL/ADULT USE); REPEALING CHAPTER 17.31 OF TITLE 17 OF THE SOUTH EL MONTE MUNICIPAL CODE, RELATING TO CANNABIS ACTIVITY PROHIBITIONS; AMENDING SOUTH EL MONTE MUNICIPAL CODE SECTIONS 17.14.030, 17.16.030, AND 17.18.030(O), RELATING TO PERMITTED USES IN THE COMMERCIAL (C), COMMERCIAL-MANUFACTURING (C-M), AND MANUFACTURING (M) ZONES; ADDING SECTION 9.08.045 TO CHAPTER 9.08 OF TITLE 9 OF THE SOUTH EL MONTE MUNICIPAL CODE; AMENDING SOUTH EL MONTE MUNICIPAL CODE SECTION 5.04.045, RELATING TO BUSINESS LICENSE REQUIREMENTS FOR COMMERCIAL CANNABIS RETAILERS; AND APPROVING A GENERAL CANNABIS BUSINESS TAX BY ADDING CHAPTER 3.40 (CANNABIS BUSINESS TAX) TO TITLE 3 OF THE SOUTH EL MONTE MUNICIPAL CODE

WHEREAS, in 1996 State of California ("State") voters approved Proposition 215, the Compassionate Use Act of 1996 ("CUA"), codified as Section 11362.5 of the State Health and Safety Code, to exempt certain patients and their primary caregivers from criminal liability under state law for the possession and cultivation of cannabis for medical purposes; and

WHEREAS, in 2003 the State legislature enacted Senate Bill 420, the Medical Marijuana Program Act ("MMPA"), codified as Sections 11362.7, *et seq.*, of the State Health and Safety Code, and as later amended, to clarify the scope of the CUA relating to the possession and cultivation of cannabis for medical purpose, and to authorize local governing bodies to adopt and enforce laws consistent with its provisions; and

WHEREAS, in October 2015, the State legislature adopted AB 266, AB 243, and SB 643, collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"), which established a comprehensive regulatory and licensing scheme for commercial medical cannabis operations; and

WHEREAS, at the November 8, 2016 general election, the Control, Regulate and Tax Adult Use of Marijuana Act ("AUMA") was approved by State voters as Proposition 64, which established a comprehensive regulatory and licensing scheme for commercial adult-use (recreational) cannabis operations, and which also legalized limited personal recreational cannabis use, possession, and cultivation; and

WHEREAS, on June 27, 2017 Governor Brown signed Senate Bill 94, the Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA"), which merged the regulatory regimes of MCRSA and AUMA; and

WHEREAS, under MAUCRSA the State began issuing licenses in 2018 for both medical and adult-use (recreational) cannabis businesses in twenty (20) different categories, which are found

in Section 26050 of the State Business & Professions Code, to include licensing categories cannabis cultivators, manufacturers, testers, retailers, distributors, and microbusinesses; and

WHEREAS, the MAUCRSA, through Section 26200(a)(1) of the State Business and Professions Code, provides local jurisdictions the right to completely prohibit the establishment or operation of any or all of the twenty (20) different categories of medical and recreational business operations to be licensed by the State under Section 26050 of the State Business and Professions Code; and

WHEREAS, the MAUCRSA, through Section 26055(d) of the State Business &and Professions Code, provides that a State commercial cannabis license may not be issued to an applicant whose operations would violate the provisions of any local ordinance or regulation; and

WHEREAS, the MAUCRSA, through Section 26200(a)(1) of the State Business & Professions Code, provides local jurisdictions the right to adopt and enforce local ordinances to regulate any or all of the twenty (20) different categories of medical and adult-use business operations to be licensed by the State under Section 26050 of the State Business and Professions Code, including, but not limited to, local zoning and land use requirements; and

WHEREAS, the MAUCRSA, Section 26201 of the State Business and Professions Code, provides that any standards, requirements, and regulations regarding health and safety, environmental protection, testing, security, food safety, and worker protections established by the state for the twenty (20) different categories of medical and adult-use business operations to be licensed by the State under Section 26050 of the State Business and Professions Code shall be the minimum standards, and a local jurisdiction may establish additional standards, requirements, and regulations; and

WHEREAS, pursuant to the above-described express statutory authority and its police power, the City of South El Monte (the "City") now desires to amend Chapter 5.26 (Cannabis Activities) of Title 5 of the City Municipal Code to permit certain commercial adult-use cannabis uses (retail (medical / adult-use / non-medical) sales); and

WHEREAS, pursuant to the above-described express statutory authority and its police power, the City now desires to amend Chapter 5.26 (Cannabis Activities) of Title 5 of the City Municipal Code so as to expressly authorize the City Manager to issue administrative rules and regulations governing commercial cannabis uses within the City; and

WHEREAS, as part of this Ordinance, the City desires to impose a tax upon commercial cannabis operations, to be known as the "Cannabis Business Tax," pursuant to voter approval, so that every person engaged in conducting a commercial cannabis operation shall pay a cannabis business tax, regardless of whether such operation has a valid permit pursuant to the South El Monte Municipal Code; and

WHEREAS, pursuant to subdivision (b) of Section 2 of Article XIIIC of the California Constitution and Section 53720 *et seq.* of the Government Code, the City Council is authorized to impose a general tax upon submission of such general tax to the voters of the City and approval by a

majority of the voters voting on the issue, at an election consolidated with a regularly scheduled general election for members of the City Council; and

WHEREAS, presently the City has no specific local tax on cannabis commercial operations; and

WHEREAS, MAUCRSA and AUMA do not preempt local taxation of commercial cannabis operations; and

WHEREAS, pursuant to Government Code Section 9222 and Government Code Sections 53720 *et seq.*, on August 2, 2022, the City Council approved this Ordinance for submittal to the voters of the City, and called a General Municipal Election for that purpose to be held on November 8, 2022, and consolidated with the Statewide General Election that will be held on the same date; and

WHEREAS, although the City does not desire nor intend by this Ordinance to allow any commercial cannabis uses in the City other than the medical cannabis retailers that may be permitted pursuant to Chapter 5.26 of the City's Municipal Code, the City does desire to seek voter approval for a broad cannabis tax that is applicable to permitted commercial cannabis uses, any unlawful or unpermitted commercial cannabis uses which may be in operation at any time, and any potential commercial cannabis uses that may be allowed in the future; and

WHEREAS, if this Ordinance is approved by a majority of voters, then this Ordinance will, among other amendments, amend the South El Monte Municipal Code to add a new Chapter 3.40 ("Cannabis Business Tax") to Title 3 (Revenue and Finance) of the South El Monte Municipal Code to enact the Cannabis Business Tax, which includes a "commercial cannabis tax" and a "commercial cannabis cultivation tax," as such terms are used in said Chapter 3.40; and

WHEREAS, the City desires and intends that revenue generated from said cannabis taxes can be spent for unrestricted general revenue purposes; and

WHEREAS, the City finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to both the exemption provided by Section 26055(h) of the State Business and Professions Code as well as Sections 15060(c)(3) and 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, nothing in this Ordinance shall be construed to allow any person to engage in conduct that endangers others or causes a public nuisance;

NOW, THEREFORE, THE PEOPLE OF THE CITY OF SOUTH EL MONTE, CALIFORNIA FIND AND ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS. The people of the City of South El Monte hereby make the following findings:

A. The recitals set forth above are all true and correct and are incorporated herein as findings of fact.

B. The regulation of commercial cannabis activities established by this Ordinance amendment are to protect and promote the public health, safety and welfare, and are enacted pursuant to the authority granted to the City by State law.

C. Tax revenue from commercial cannabis operations can provide funds for additional City services to promote and protect the general health and welfare of the citizens of the City.

SECTION 2. NEW CANNABIS REGULATIONS. Chapter 5.26 (Cannabis Activities) of Title 5 (Business Taxes, Licenses, and Regulations) of the City Municipal Code is hereby retitled and amended in its entirety to read as follows:

"CHAPTER 5.26 - COMMERCIAL CANNABIS OPERATIONS REGULATORY PROGRAM

Sec. 5.26.010 - Purpose and intent.

Sec. 5.26.020 - Commercial cannabis operation prohibited without City Commercial Cannabis Operation Permit.

Sec. 5.26.030 - Definitions.

Sec. 5.26.040 - Prohibited commercial cannabis operations.

Sec. 5.26.050 – Permitted commercial cannabis operations.

Sec. 5.26.060 - Maximum number of Commercial Cannabis Operation Permits.

Sec. 5.26.070 - Commercial Cannabis Operation Permit application procedure.

Sec. 5.26.080 - Limitations on the City's liability.

Sec. 5.26.090 - Commercial Cannabis Operation Permit term.

Sec. 5.26.100 - Change in location; transfer; updated application information.

Sec. 5.26.110 - General operating standards and restrictions.

Sec. 5.26.120 - Retailer operating standards and restrictions.

Sec. 5.26.120.5 - Delivery operating standards and restrictions.

Sec. 5.26.130 – Community benefits agreement.

Sec. 5.26.140 - Administration.

Sec. 5.26.150 - Fees.

Sec. 5.26.160 - Suspension and revocation.

Sec. 5.26.170 – Appeals.

Sec. 5.26.180 – Violations and penalties; public nuisance.

Sec. 5.26.190 - Service of notices.

Sec. 5.26.200 - Prohibitions.

Sec. 5.26.210 - Nonconforming use.

Sec. 5.26.220 – Exceptions.

Sec. 5.26.230 – Operative date.

Sec. 5.26.240 – Severability.

Sec. 5.26.250 – City Council Authority to Amend.

Sec. 5.26.260 – City Councilmember Conflicts of Interest.

Sec. 5.26.010 - Purpose and intent.

A. The purpose of this chapter is to establish a comprehensive set of regulations with an attendant regulatory permit applicable to the operation of certain types of commercial cannabis operations, while simultaneously establishing an express prohibition on certain other types of commercial cannabis operations.

B. The regulations for, and prohibitions on, specific types of commercial cannabis operations are enacted to preserve the public health, safety, and welfare of the residents and visitors of the City , consistent with the State's Compassionate Use Act of 1996, Medical Marijuana Program Act of 2003, Adult Use of Marijuana Act of 2016 MAUCRSA, and all applicable State laws governing commercial cannabis operations.

C. The issuance of a Commercial Cannabis Operation Permit shall constitute a revocable privilege and shall not create or establish any vested rights for the development or use of a property.

D. This chapter and any administrative regulations adopted pursuant to this chapter shall be known as the "Commercial Cannabis Operations Regulatory Program" or the "Program".

Sec. 5.26.020 - Commercial cannabis operation prohibited without City Commercial Cannabis Operation Permit.

It shall be unlawful to own, establish, operate, use, or permit the establishment or activity of a commercial cannabis operation, or to participate in commercial cannabis operations as an employee, contractor, agent, volunteer, or in any manner or capacity, other than as provided in this chapter and pursuant to both a current and valid City Commercial Cannabis Operation Permit, as well as the equivalent State license for such commercial cannabis operation as provided for by Section 26050 of the State Business & Professions Code, and as amended from time to time. The prohibition contained in this section shall include renting, leasing, or otherwise permitting a commercial cannabis operation to occupy or use a location, vehicle, or other mode of transportation.

Sec. 5.26.030 - Definitions.

As used in this chapter, the following words and phrases shall have the following meanings. Words and phrases not specifically defined below shall have the meanings ascribed to them elsewhere in this Code or shall otherwise be defined by common usage. For definitions of nouns, the singular shall also include the plural; for definitions of verbs, all verb conjugations shall be included. Any reference to State statutes includes any regulations promulgated thereunder and is deemed to include any successor or amended version of the referenced statute or regulatory provision.

A. "Adult use" (i.e., "recreational" or "non-medical") refers to activity involving cannabis or cannabis products, which is restricted to adults 21 years of age and older and who do not possess a physician's recommendation, in contrast to an activity involving medical cannabis or medical cannabis products.

B. "Alcohol or drug treatment facility" shall have the same definition as "alcoholism or drug abuse recovery or treatment facility" as defined in Section 11834.02(a) of the State Health and Safety Code, which currently defines the term as "any premises, place, or building that provides residential nonmedical services to adults who are

recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who need alcohol, drug, or alcohol and drug recovery treatment or detoxification services." Further, "alcohol or drug treatment facility" shall also include such a facility that provides treatment for minors to the extent permitted by law.

C. "Applicant" means a person who files an application for a Commercial Cannabis Operation Permit under this chapter. (and shall not include the owners or the managers of the applicant).

D. "Cannabis" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis. "Cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

E. "Cannabis concentrate" means cannabis that has undergone a process to concentrate one or more active cannabinoids, thereby increasing the product's potency. Resin from granular trichomes from a cannabis plant is a concentrate for purposes of this division. A cannabis concentrate is not considered food, as defined by Section 109935 of the Health and Safety Code, or a drug, as defined by Section 109925 of the Health and Safety Code.

F. "Cannabis products" means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

G. "City" means the City of South El Monte, State of California.

H. "City Attorney" means the City of South El Monte City Attorney, and includes his/her designee(s).

I. "City Council" means the City Council of the City of City of South El Monte.

J. "City Manager" means the City of South El Monte City Manager, and includes his/her designee(s).

K. "Code" means the City of South El Monte Municipal Code, and may be amended.

L. "Commercial cannabis operation" includes the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery, or sale (including retail and wholesale, and including medical-only and adult-use sales) of cannabis and cannabis products; except, as applicable, the activities provided in Section 5.26.220(A) or as preempted by State law.

M. "Commercial Cannabis Operation Permit" shall mean a City permit issued pursuant to the procedures provided for in this chapter allows the permit holder to operate a specific type of commercial cannabis operation in the City subject to the requirements of this chapter, State law, and the specific permit.

N. "County" means the County of Los Angeles, State of California.

O. "Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

P. "Customer" means a natural person twenty-one (21) years of age or over or a natural person eighteen (18) years of age that is a qualified patient or primary caregiver.

Q. "Day care center" means, a facility other than a family day care home, infant centers, toddler, preschool, and school age children licensed by the State Department of Social Services pursuant to Section 1596.951 of the State Health and Safety Code. Pursuant to the authority delegated by the State to the City under Section 26054(b) of the State Business and Professions Code, this definition of "day care center" under this chapter shall override the definition of "day care center" in MAUCRSA at Section 26001 of the State Business and Professions Code.

R. "Delivery" means the commercial transfer of cannabis or cannabis products to a customer, and includes the use of any technology platform owned and controlled by the same person making such use.

S. "Director" means the City of South El Monte Community Development Director, and includes his/her designee(s).

T. "Distribution" means the procurement, sale, and transport of cannabis and cannabis products between entities licensed for and/or engaged in commercial cannabis operations under State law.

U. "Distributor" means a person engaged in distribution.

V. "Edible" means cannabis product that is intended to be used, in whole or in part, for human consumption, including, but not limited to, chewing gum, but excluding products set forth in Division 15 (commencing with Section 32501) of the Food and Agricultural Code. An edible cannabis product is not considered food, as defined by Section 109935 of the State Health and Safety Code, or a drug, as defined by Section 109925 of the State Health and Safety Code.

W. "Employee" means any person (whether paid or unpaid) who provides regular labor or regular services for a commercial cannabis operation, including, but not limited to, at the location of a commercial cannabis operation. The term "employee" includes managers and owners as used in this chapter.

X. "Extraction" means the process of obtaining cannabis concentrates from cannabis plants, including but not limited to through the use of solvents like butane, alcohol or carbon dioxide.

Y. "Finance Director" means the City of South El Monte Finance Director, and includes his/her designee(s).

Z. "Fire Chief" means the City of Los Angeles County Fire Department Chief, and includes his/her designee(s).

AA. "Gross receipts" means, except as otherwise specifically provided herein, whether designated as a sales price, royalty, rent, commission, dividend, or other designation, the total amount (including all receipts, cash, credits, and property of any kind or nature) received or payable for sales of goods, wares, or merchandise without any deduction therefrom on account of the cost of the property sold, the cost of materials used, labor, or service costs, interest paid or payable, losses, or any other expense

whatsoever. However, the following shall be excluded from gross receipts:

1. Cash discounts where allowed and taken on sales;

2. Any tax required by law to be included in or added to the purchase price and collected from the consumer or purchaser

3. Such part of the sale price of any property returned by purchasers to the seller as refunded by the seller by way of cash or credit allowances or return of refundable deposits previously included in gross receipts;

4. Receipts derived from the occasional sale of used, obsolete, or surplus trade fixtures, machinery, or other equipment used by the taxpayer in the regular course of the taxpayer's business

5. Cash value of sales, trades, or transactions between departments or units of the same business

6. Whenever there are included within the gross receipts amounts which reflect sales for which credit is extended and such amount proved uncollectible in a given year, those amounts may be excluded from the gross receipts in the year they prove to be uncollectible; provided, however, if the whole or portion of such amounts excluded as uncollectible are subsequently collected, they shall be included in the amount of gross receipts for the period when they are recovered

7. Receipts of refundable deposits, except that such deposits when forfeited and taken into income of the business shall not be excluded when in excess of one dollar; and

8. Any proceeds resulting from a transfer or change of ownership or control in the business.

BB. "Identification card" has the same definition as provided for in Section 11362.7(g) of the State Health and Safety Code , and as may be amended, defined as "a document issued by the [State Department of Health Services] that identifies a person authorized to engage in the medical use of cannabis and the person's designated primary caregiver, if any."

CC. "Labeling" means any label or other written, printed, or graphic matter upon cannabis or a cannabis product, upon its container or wrapper, or that accompanies any cannabis or cannabis product.

DD. "Labor peace agreement" means an agreement between a cannabis retailer and any bona fide labor organization that, at a minimum, protects the City's proprietary interests by prohibiting labor organizations and members from engaging in picketing, work stoppages, boycotts, and any other economic interference with a cannabis retailer. This agreement means that the cannabis retailer has agreed not to disrupt efforts by the bona fide labor organization to communicate with, and attempt to organize and represent, the cannabis retailer's employees. The agreement shall provide a bona fide labor organization access at reasonable times to areas in which the cannabis retailer's employees work, for the purpose of meeting with employees to

discuss their right to representation, employment rights under State law, and terms and conditions of employment.

EE. "Liquid Assets" means assets that can be readily converted into cash. "Liquid assets" include, but are not limited to, the following: funds in checking or savings accounts, certificates of deposit, money market accounts, mutual fund shares, publicly traded stocks, and United States savings bonds. "Liquid assets" does not mean household items, furniture and equipment, vehicles, cannabis or cannabis products, business inventory, or real property and improvements thereto.

FF. "Location" means any parcel of land, whether vacant or occupied by a building, group of buildings, or accessory buildings, and includes the buildings, structures, yards, open spaces, lot width, and lot area.

GG. "Lighting" means the act of illuminating as well as the effect achieved by the arrangement of lights.

HH. "Live scan" means a system for inkless electronic fingerprinting and the automated background check developed by the California Department of Justice ("DOJ") that involves digitizing fingerprints and electronically transmitting the fingerprint image data along with personal descriptor information to computers at the DOJ for completion of a criminal record check; or such other comparable inkless electronic fingerprinting and automated background check process as determined by the City Council.

II. "Manager" means an employee responsible for management and/or supervision of a commercial cannabis operation including but not limited to, any (i) manager or managing member or other officer of a limited liability company or (ii) president, chief executive officer, secretary, treasurer, chief financial officer, or other officer of a for profit corporation.

JJ. "Manufacture" or "manufacturing" means to compound, blend, extract, infuse, or otherwise make or prepare a cannabis product; includes the activities of a manufacturer.

KK. "Manufacturer" means a person that conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container; includes the activity of manufacturing.

LL. "Marijuana" has the same definition as provided for "cannabis" in this chapter.

MM. "MAUCRSA" means the State Medicinal and Adult-Use Cannabis Regulation and Safety Act, codified at Sections 11018 *et seq.* of the State Health and Safety Code, Sections 26001 *et seq.* of the State Business and Professions Code, Section 34010 of the State Revenue and Tax Code, and Sections 81000 *et seq.* of the State Food and Agriculture Department Code, as may hereinafter be amended.

NN. "Medical" refers to activity involving medical cannabis or medical cannabis products, in contrast to an activity involving adult-use cannabis or adult-use cannabis products.

OO. "Medical cannabis" or "medical cannabis product" means cannabis or a cannabis product used in compliance with state law for medical purposes, pursuant to the

Compassionate Use Act (Section 11362.5 of the State Health and Safety Code §), the Medical Marijuana Program Act (Sections 113262.7, *et seq.* of the State Health and Safety Code), and the MAUCRSA.

PP. "Minor" means a person under twenty-one (21) years of age.

QQ. "Owner" means any of the following:

1. A person owning in the aggregate equity interests representing ten (10) percent or more of the voting power of all outstanding equity in the applicant or a commercial permittee.

2. The president, chief executive officer, secretary, treasurer, or chief financial officer of a nonprofit applicant or permittee; or

3. A member of the board of directors of a nonprofit applicant or permittee.

Notwithstanding the above, every applicant and permittee must have at least one individual person designated as an "owner" for the purpose of compliance with this chapter, including the review and evaluation of any Commercial Cannabis Operation Permit application.

RR. "Microbusiness" shall have the same definition as provided for in Section 26070 of the State Business and Professions Code, and as may be amended.

SS. "Nursery" means a person that produces only clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of cannabis.

TT. "Operations Officer(s)" shall refer to the Director, the Fire Chief, the Police Chief, the Finance Director and the City Manager, individually or collectively.

UU. "Package" means any container or receptacle used for holding cannabis or cannabis products.

VV. "Packaging" or "packages" means an activity involved with placing cannabis or cannabis products in a package.

WW. "Park" means public land which has been designated for park or recreational activities, including but not limited to a park, playground, nature trails, swimming pool, athletic field, basketball court, tennis court, pedestrian or bicycle paths, beaches, open space, or similar public land within the City or which is under the control, operation or management of the City Recreation and Parks Department. "Park" shall not include any youth center.

XX. "Permittee" means a person issued a Commercial Cannabis Operation Permit by the City.

YY. "Person" means any individual, firm, co-partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit.

ZZ. "Person with an identification card" has the same definition as provided for in Section 11362.7(c) of the State Health and Safety Code, and as may be amended, defined as "an individual who is a qualified patient who has applied for and received a valid identification card pursuant to this article."

AAA. "Physician's recommendation" means a determination from a physician that a patient's medical cannabis use is deemed appropriate and is recommended by the physician on the basis of the physician has determined that the patient's health would benefit from the use of cannabis in the treatment of cancer, anorexia, AIDS, chronic pain, spasticity, glaucoma, arthritis, migraine, or any other illness for which cannabis provides relief, in strict accordance with Section 11362.5 of the State Health and Safety Code.

BBB. "Police Chief" means the Los Angeles County Sheriff, and includes his/her designee(s).

CCC. "Police Department" means the Los Angeles County Sheriff's Department.

DDD. "Premises" means the designated structure or structures and land specified in a Commercial Cannabis Operation Permit application that is owned, leased, or otherwise held under the control of the applicant or permittee where commercial cannabis operation will be or is conducted. The premises shall be a contiguous area and shall only be occupied by one permittee."

EEE. "Primary caregiver" has the same definition as provided for in Section 11362.7(d) of the State Health and Safety Code, and as may be amended, defined as "the individual, designated by a qualified patient or by a person with an identification card, who has consistently assumed responsibility for the housing, health, or safety of that patient or person". A "primary caregiver" shall also meet the requirements of Section 11362.7(e) of the State Health and Safety Code , and as may be amended, which provide that a "primary caregiver shall be at least 18 years of age, unless the primary caregiver is the parent of a minor child who is a qualified patient or a person with an identification card or the primary caregiver is a person otherwise entitled to make medical decisions under state law pursuant to Sections 6922, 7002, 7050, or 7120 of the Family Code."

FFF. "Qualified patient" has the same definition as provided for in Section 11362.7(f) of the State Health and Safety Code , and as may be amended, defined as "a person who is entitled to the protections of Section 11362.5, but who does not have an identification card issued pursuant to this article."

GGG. "Religious institution" means any church, synagogue, mosque, temple, or building which is used primarily for religious worship, religious education, and related religious activities.

HHH. "Residentially zoned property" means any parcel of land located within the City zoned: R-1 (Single-Family Residential Zone), R-2 (Multiple Residential Zone), or R-3 (Multiple Residential Zone)

III. "Retailer" means a person engaged in the retail sale or delivery of cannabis or cannabis products to a customer. "Retailer" includes "Retailer (Medical-Only)" and "Retailer (Medical/Adult Use)." "Retailer (Medical-Only)" refers to a retailer which is restricted by the terms of its Commercial Cannabis Operation Permit to engaging in the retail sale or delivery of medical cannabis or cannabis products as stated in Section 5.26.120(A). "Retailer (Medical/Adult-Use)" refers to a retailer which is not so restricted by the terms of its Commercial Cannabis Operation Permit, and which accordingly may engage in the retail sale or delivery of medical or adult-use cannabis or cannabis products to a customer.

JJJ. "Retail sale(s)" means any commercial cannabis operation involving the retail sale

of cannabis or cannabis products from a retailer.

KKK. "Sale(s)" means any sale, exchange, or barter or other transaction for any consideration.

LLL. "School" means as evidenced by the State Department of Education school directory, a public school instructing children in grades kindergarten through 12, as authorized by the State Department of Education or a private school instructing children in grades kindergarten through 12 that has filed a verification of private school affidavit with the State Department of Education pursuant to Section 33190 of the State Education Code, excluding any private school in which education is primarily conducted in a private home. Pursuant to the authority delegated by the State to the City under Section 26054(b) of the State Business and Professions Code, this definition of "school" under this chapter shall override the definition of "school" used in MAUCRSA or Section 11362.768 of the State Health and Safety Code.

MMM. "Site" means the premises and actual physical location of a Commercial Cannabis Operation, as well as its accessory structures and parking areas

NNN. "State" means the State of California.

OOO. "Testing laboratory" or "testing" refers to a laboratory, facility, or entity that offers or performs tests on cannabis or cannabis products; includes the activity of laboratory testing.

PPP. "Youth center" means, (A) any public or private facility that is primarily used to host recreational or social activities for minors, such as private youth membership organizations or clubs, social service teenage club facilities, or (B) a park, playground, or recreational area specifically designed to be used by children that may have play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any facility located on a public or private school grounds, or on City, County, or parks. "Youth center" shall not include any private martial arts, yoga, ballet, music, or similar studio of this nature nor shall it include any private athletic training facility, pizza parlor, restaurant, video arcade, dentist office, or doctor's office primarily serving children. Pursuant to the authority delegated by the State to the City under Section 26054(b) of the State Business and Professions Code, this definition of "youth center" under this chapter shall override the definition of "youth center" in MAUCRSA at Section 26001 of the State Business and Professions Code.

Sec. 5.26.040 - Prohibited commercial cannabis operations.

A. Commercial cannabis operations (including non-profit operations) within the City that involve the activities of non-storefront retailer (whether medical-only or medical/adult-use), cultivation, manufacturer, testing, distribution, or microbusiness are prohibited, including but not limited to commercial cannabis operations licensed by the State in the license classifications listed below as provided in Section 26050 of the State Business and Professions Code:

1. Type 1 = Cultivation; Specialty Outdoor; Small.
2. Type 1A = Cultivation; Specialty Indoor; Small.
3. Type 1B = Cultivation; Specialty Mixed Light; Small.

4. Type 1C = Cultivation; Specialty Cottage; Small.
5. Type 2 = Cultivation; Outdoor; Small.
6. Type 2A = Cultivation; Indoor; Small.
7. Type 2B = Cultivation; Mixed-light; Small.
8. Type 3 = Cultivation; Outdoor; Medium.
9. Type 3A = Cultivation; Indoor; Medium.
10. Type 3B = Cultivation; Mixed-Light; Medium.
11. Type 4 = Cultivation; Nursery.
12. Type 5= Cultivation; Outdoor; Large.
13. Type 5A = Cultivation; Indoor; Large
14. Type 5B = Cultivation; Mixed-Light; Large.
15. Type 6 = Manufacturer 1.
16. Type 7 = Manufacturer 2.
17. Type 8 = Testing.
18. Type 9 = Non-Storefront Retailer (Delivery Only)
19. Type 11 = Distributor
20. Type 12 = Microbusiness.

B. The prohibition provided by above subsection (A) includes any similar activities authorized under new or revised State licenses, or any other State authorization, to allow any type, category or classification of cannabis commercial operations that involve the activities of non-storefront retailer (Type 9, i.e., delivery only) (whether medical-only or medical/adult-use), cultivation, manufacturer, testing, distribution, microbusiness, or similar operations (including non-profit, collective or cooperative operations).

Sec. 5.26.050 - Permitted commercial cannabis operations.

A. Commercial cannabis operations (including non-profit operations) within the City which involve the activity of retailer (Type 10; medical-only and medical/adult-use) are allowed subject to issuance and maintenance of a valid and current City Commercial Cannabis Operation Permit, continuing adherence to this entire chapter and all applicable City and State regulations and laws, and issuance and maintenance of a valid and current equivalent state license type listed below, as provided for in Section 26050 of the State Business and Professions Code:

1. Type 10 = Retailer (Medical-Only; Medical/Adult-Use).

B. The requirements provided by above subsection (A) apply to any similar activities authorized under new or revised State licenses, or any other State authorization, to allow any type, category or classification of cannabis commercial operations that involve the activity of retailer (medical-only and medical/adult-use) or similar operations (including non-profit, collective or cooperative operations).

Sec. 5.26.060 -Maximum Number of Commercial Cannabis Operation Permits.

A. The number of Commercial Cannabis Operation Permits for retailer (medical/adult-use) commercial cannabis operations based within the City shall be no more than one (1).

B. Notwithstanding Subsection (A) of this Section, if the City Council opts, in its sole discretion, to reinstitute the application procedure after the first year following the operative date of this chapter pursuant to Section 5.26.070(H), then two (2) additional retailer (medical/adult-use) Commercial Cannabis Operation Permits may be issued such that the maximum number of Commercial Cannabis Operation Permits for retailer (medical/adult-use) commercial cannabis operations based within the City shall be increased to no more than three (3) retailers (medical/adult-use).

C. The number of Commercial Cannabis Operation Permits for non-storefront retailer (delivery only) (whether medical-only or medical/adult-use) (including retailers or microbusinesses engaged in delivery) commercial cannabis operations based outside the City to engage in delivery within the City shall be zero (0). However, should a court of competent jurisdiction, as a judicial remedy, order the City Council to increase the maximum number of Commercial Cannabis Operation Permits for non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) commercial cannabis operations based outside the City to engage in delivery within the City, the number of Commercial Cannabis Operation Permits for non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) commercial cannabis operations based outside the City to engage in delivery within the City shall be no more than two (2).

D. The maximum number of Commercial Cannabis Operation Permits issued for retailer (including medical-only and medical/adult use retailer, individually and collectively) commercial cannabis operations based within the City or non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) based outside the City may not be amended by the City Council or regulations promulgated by the City Manager pursuant to this chapter. However, the City Council may and shall increase the maximum number of Commercial Cannabis Operation Permits issued for retailer commercial cannabis operations based within the City or non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) based outside the City (i) if ordered to do so by a court of competent jurisdiction as a judicial remedy or (ii) by a vote of the People of the City.

Sec. 5.26.070 Commercial Cannabis Operation Permit application procedure.

A. Following the effective date of this chapter, the City Manager, pursuant to Section 5.26.140, shall, as a ministerial duty, make available the necessary forms, adopt any necessary application rules for the submission, intake, review, and approval of applications for retailer (medical-only and medical/adult-use) commercial cannabis operations up to the maximum number of Commercial Cannabis Operation Permits authorized in Section 5.26.060.

B. The City Manager shall, as a ministerial duty, cease acceptance of Commercial

Cannabis Operation Permit applications for retailer (medical-only and medical/adult-use) commercial cannabis operations thirty (30) days after making available the necessary forms and adopting any necessary application rules for the submission, intake, review, and approval of Commercial Cannabis Operation Permit applications for retailer (medical-only and medical/adult-use) commercial cannabis operations.

C. Within thirty (30) days of ceasing the acceptance of Commercial Cannabis Operation Permit applications for retailer (medical-only and medical/adult-use) commercial cannabis operations, the City Manager shall, as a ministerial duty, review timely submitted Commercial Cannabis Operation Permit applications for retailer (medical-only and medical/adult-use) commercial cannabis operations for the following minimum requirements:

1. Payment of an application fee established by resolution of the City Council within forty-five (45) days following the effective date of this chapter to cover all costs incurred by the City in the application process;

2. Sufficient evidence of the legal right to use the proposed property for the proposed use, to include a lease, sublease, purchase agreement, assignment of purchase agreement, or lease or purchase option, in the name of the applicant, which may include nominal consideration and be contingent upon issuance of a Commercial Cannabis Operation Permit or other approvals. The City shall only consider one applicant per property address or County Assessor's Identification Number. In the event that more than one applicant applies for a Commercial Cannabis Operation Permit application at a given property address or a given County Assessor's Identification Number, the City Manager shall, as a ministerial duty, only accept the Commercial Cannabis Operation Permit application with the earliest effective date for the evidence of the legal right to use the proposed property for the proposed use in the name of the applicant;

3. Sufficient evidence to demonstrate that the proposed property complies with the location and zoning requirements in Section 5.26.120;

4. Proof that an owner or owners of the applicant with an aggregate ownership interest of fifty (50) percent or more has served as an owner or owners with an aggregate ownership interest of fifty (50) percent or more of six or more other retailer (medical-only or medical/adult-use) commercial cannabis operations by a city, county, or state since at least January 1, 2022;

5. Proof of funds showing that the applicant has access and control of over $500,000.00 in Liquid Assets (which such Liquid Assets having been under possession for at least ninety (90) days prior to the date of the application submission under this Section), which may be shown via a binding legal agreement in the name of the applicant such as a promissory note so long as said legal agreement is accompanied by a proof of funds in the name of a party to the agreement that demonstrates access and control of over $500,000.00 in

Liquid Assets under possession for at least ninety (90) days prior to the date of the application submission under this Section. Applicants and permittees shall not be required to show that the applicant or permittee has access and control of over $500,000.00 in Liquid Assets except on initial application pursuant to this Section 5.26.070, a change in location application pursuant to Section 5.26.100, or an ownership transfer application pursuant to Section 5.26.100;

6. For an applicant with two (2) or more employees, proof of a labor peace agreement between a bona fide labor organization and the applicant (the applicant shall provide the City with a copy of the labor peace agreement that contains the signatures of the union representative and the cannabis business). For applicants with less than two (2) employees who have not yet entered into a labor peace agreement, the applicant shall provide a notarized statement indicating that the applicant will enter into and abide by the terms of a labor peace agreement within thirty (30) days after employing two (2) employees;

7. A set of plans, including a site development plan, floor plan(s), building elevations (all four (4) sides), and a conceptual landscape plan with the percentage of landscaping in the parking lot, setback areas, and tree size and species;

8. Colored interior and elevation renderings;

9. A completed background check application and receipt for each owner and manager of the applicant pursuant to Section 5.26.110(H); and

10. The following application components: (a) Qualifications of the applicant's owners and managers; (b) business and operations plan; (c) security plan; (d) safety plan; (e) neighborhood compatibility plan; (f) labor and employment plan; and (g) community benefits plan.

11. Disclosure of whether the applicant is applying for a Commercial Cannabis Operation Permit as a retailer (medical-only) or retailer (medical/adult-use).

The City Manager shall, as a ministerial duty, reject any Commercial Cannabis Operation Permit application that fails to meet the minimum requirements contained in this Subsection (C), and applicants shall not have the right to supplement or amend their Commercial Cannabis Operation Permit applications.

D. Within sixty (60) days of completing the application review under Subsection (C) above, the City Manager shall, as a ministerial duty, review and score any complete applications pursuant to the following objective review criteria according to the following quantitative evaluation scale, with retailer (medical-only) applicants ranked only against other retailer (medical-only) applicants and retailer (medical/adult-use) applicants ranked only against other retailer (medical/adult-use) applicants unless otherwise provided by administrative regulations promulgated pursuant to Section 5.26.140:

1. Qualifications of the applicant's owners and managers – 250 points

The People of the City find that a proven track-record of for retailer commercial cannabis operations that successfully generate tax revenue carries out the purpose and intent of the Program and are, therefore, critical for an applicant to demonstrate the qualifications of the applicant's owners and managers. Accordingly, 150 of the 250 points awardable under this Subsection (1) shall only be awarded, as a ministerial duty, if an owner or owners of the applicant with an aggregate ownership interest of fifty (50) percent or more is currently at the time of application submission under this Section an owner or owners with an aggregate ownership interest of fifty (50) percent or more of a single licensed and lawfully operating retailer commercial cannabis operations (excluding any non-retailer microbusiness, cultivation, manufacturing, distribution, or other non-retailer commercial cannabis operation components) that has generated at least $5,000,000.00 in gross receipts in a consecutive six-month period in the year immediately preceding the date of the application submission under this Section, as demonstrated by tax payment receipts from, tax filings to, or tax returns filed with a city, county, or state.

The remaining 100 of the 250 points awardable under this Subsection (1) shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to 50 points – A description of the applicant's owner and manager qualifications detailing any special business or professional qualifications or licenses of the applicant's owner and manager that would add to the quality of services that the retailer commercial cannabis operation would provide, including in areas related to cannabis, such as legal, finance, business ownership / administration, waste management, real estate development, scientific, or healthcare or wellness fields.

b. Up to 50 points – Documentation that the applicant's owners and managers have experience operating retailer commercial cannabis operations in any jurisdiction where retailer commercial cannabis operations are permitted.

2. Plans, renderings, and overall location – 50 points

The 50 points awardable under this Subsection (2) shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to 10 points – A premise diagram in accordance with Section 5006 of Division 42 of Title 16 of the State Code of Regulations.

b. Up to 10 points – A site development plan that provides information on existing conditions and proposed improvements to the site and how it meets or will meet the development standards outlined in this Code. Information on existing conditions shall include:

   i. Exterior photographs showing all sides of any existing structure(s);
   ii. Photographs of existing parking areas, landscaping, trash enclosure, and signage;

iii. Information on existing use on the site, including the addresses, uses, and square footages;
iv. Photographs of the existing site if the site is vacant; and
v. Photographs of adjacent properties for context.

c. Up to 10 points – A floor plan showing information on the existing layout and proposed layout of the building interior.

d. Up to 10 points – Building elevations that provide information on existing conditions and proposed improvements.

e. Up to 5 points – A conceptual landscape plan with the percentage of landscaping in the parking lot, setback areas, and tree size and species.

f. Up to 5 points – Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).

3. Business and operations plan – 100 points

The 100 points awardable under this Subsection (3) shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to 10 points – A written description of the total square footage of the facility with estimated square footage of proposed uses.

b. Up to 10 points – A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.

c. Up to 10 points – A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs, and other operating costs.

d. Up to 5 points – A description of the sources(s) of capital and use(s) of capital.

e. Up to 10 points – Pro forma financial statements for at least three (3) years of operation.

f. Up to 5 points – A description of the type of products to be sold and the estimated quantity and value of product(s) to be sold.

g. Up to 5 points – A description of marketing procedures and tactics.

h. Up to 10 points – A description of day-to-day operations that should acknowledge both state and local laws and should be consistent with industry best practices.

i. Up to 5 points – A description of hours of operation and opening procedures. j. Up to 10 points – A description of cash handling procedures.

j. Up to 10 points – A description of inventory control procedures to include

identification of point-of-sale systems, and track and trace software.

k. Up to 10 points – A description of transportation, loading and unloading, distribution, or delivery procedures.

4. Security plan – 100 points

The 100 points awardable under this Subsection (4) shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to 20 points – The security plan shall be prepared by a professional security consultant.

b. Up to 10 points – A premises security diagram.

c. Up to 50 points – A description of access control, inventory control, cash handling, and other security procedures and security equipment demonstrating compliance with the security requirements under this chapter.

d. Up to 10 points – A description of the intrusion alarm and monitoring system including the name and contact information for the monitoring company.

e. Up to 10 points – A description of the services of on-site security guards to include the (i) number of security guards; (ii) the hours security guards will be on-site; (iii) locations where security will be positioned; and (iv) security guard responsibilities.

5. Safety plan – 100 points

The 100 points awardable under this Subsection (5) shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to 20 points – The safety plan shall be prepared by a professional fire prevention and suppression consultant.

b. Up to 10 points – A premises safety diagram to include (1) a description / illustration of evacuation routes and (2) location of fire extinguishers and other fire suppression equipment.

c. Up to 50 points – A description of safety procedures, training for emergency situations, and safety equipment demonstrating compliance with the safety requirements under this chapter.

d. Up to 10 points – Identify all gases, pesticides, and chemicals to be used and their storage locations.

e. Up to 10 points – A description of the firm alarm and monitoring system including the name and contact information for the monitoring company.

6. Neighborhood compatibility plan – 100 points

The 100 points awardable under this Subsection (6) shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to 40 points – A "Good Neighbor Policy" that (i) includes policies and measures in place to protect adjacent uses from any potential impacts (*e.g.,* noise, light, odor, traffic, etc.) related to the proposed cannabis business and (ii) describes how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding area and will not result in the creation of a nuisance.

b. Up to 20 points – A description of odor mitigation practices to include: (i) identifying potential sources of odor; (ii) a description of odor control devices and techniques employed to ensure that odors from cannabis are not detectable beyond the permitted premises; and (iii) all proposed staff odor training and system maintenance.

c. Up to 20 points – A description of a waste management plan that includes waste disposal locations within the proposed premises and the applicant's security measures and methods of rendering waste unusable and unrecognizable.

d. Up to 20 points – A description of efforts at sustainability / environmental impact mitigation.

7. Community benefits plan – 100 points

The People of the City find that monetary donations to local non-profit organizations, financial support of City sponsored activities or organizations, in kind donations to the City or other charitable organizations, and economic incentives to the City carry out the purpose and intent of the Program and are, therefore, critical for an applicant to demonstrate an effective community benefits plan. Accordingly, 50 of the 100 points awardable under this Subsection (7) shall only be awarded if the applicant pledges to voluntarily provide a public benefit to a public use (or a combination thereof), which is defined as a direct financial contribution equal to two (2) percent of projected gross receipts of the applicant to a public school located within the City, a public park located within the City, and/or a public or nonprofit community organization serving the City or its residents. Beyond the above and as a ministerial duty, no further direct financial contributions shall be considered as part of an applicant's community benefits plan.

The remaining 50 of the 100 points awardable under this Subsection (7) shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to 25 points – A description of a social responsibility plan to include identification of a community liaison, plans to serve as a social equity business incubator, plans to aide and participate in the work of local non-

profits, community- based organizations, civic organizations, or social services organizations.

b. Up to 25 points – A description of a plan to develop a public health outreach and educational program that outlines the risks of youth use of cannabis and that identifies resources available to youth related to drugs and drug addiction.

8. Labor and employment plan – 200 points

The People of the City find that a proven track-record of cannabis retailer operations with high labor standards and commitment to labor peace carries out the purpose and intent of the Program and are, therefore, critical for an applicant to demonstrate an effective labor and employment plan. Accordingly, 100 of the 200 points awardable under this Subsection (8) shall only be awarded if the applicant provides documentation that the individual or natural person owner or owners of the applicant (disregarding any intervening or intermediary entity owner or owners of the applicant) with an aggregate ownership interest of fifty (50) percent or more have entered into collective bargaining agreements with a labor organization that currently represents cannabis workers in the United States effective since at least July 1, 2021, inclusive of renewals (and remaining effective, inclusive of renewals, on the date of the application submission under this Section) and such collective bargaining agreements accrete or automatically apply to all cannabis retailers permitted or licensed in the State after July 1, 2021 (notwithstanding the fact that employees of such cannabis retailers permitted or licensed in the State after July 1, 2021 (if any), have yet to have had an opportunity to recognize the labor organization that currently represents cannabis workers in the United States), by the individual or natural person owner or owners of the applicant (disregarding any intervening or intermediary entity owner or owners of the applicant) with an aggregate ownership interest of ninety (90) percent or more referenced above.

The remaining 100 of the 200 points awardable under this Subsection (8) shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to 10 points – An organizational chart of showing owners, managers, and employees.

b. Up to 10 points – A description of the owner's and manager's roles in day-to-day operations and decisions.

c. Up to 10 points – A description of the number of employees, title / position, and their respective responsibilities

d. Up to 15 points – A description of compensation to employees, opportunities for continuing education, and employee training.

e. Up to 15 points – A description of whether the cannabis business is committed to offering employees a living wage.

f. Up to 15 points – A description of benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.

g. Up to 15 points – A description of a plan to recruit employees from socially and economically disadvantaged backgrounds.

h. Up to 10 points – A description of a plan to have at least 50% of employee positions filled and hours worked by employees residing in the City.

E. Upon timely receipt of a Commercial Cannabis Operation Permit application, the City Manager shall conduct background checks in accordance with Section 5.26.110(H). Following review and scoring of applications completed pursuant to objective review criteria under Subsection (D), the City Manager shall, as a ministerial duty, recommend that the City Council issue Commercial Cannabis Operation Permits to applicants in order of their rank under Subsection (D) up to the maximum number of Commercial Cannabis Operation Permits authorized in Section 5.26.060. The City Council shall consider the City Manager's recommendations, and may conduct its own independent review and scoring of applications completed pursuant to objective review criteria under Subsection (D) and substitute such review and scoring for that of the City Manager in whole or in part if it sees fit to do so, and shall thereupon, as a ministerial duty, issue Commercial Cannabis Operation Permits to applicants in order of their rank under Subsection (D) up to the maximum number of Commercial Cannabis Operation Permits authorized in Section 5.26.060. For the initial iteration of the application process pursuant to this section, the number of Commercial Cannabis Operation Permits issued shall be no more than two (2) retailer (medical-only) and one retailer (medical/adult use) Commercial Cannabis Operation Permits. In the event of a tie in the order of ranking under Subsection (D) between one or more applicants up to the maximum number of Commercial Cannabis Operation Permits authorized in Section 5.26.060, the City Council shall, as a ministerial duty, break the tie and issue Commercial Cannabis Operation Permits to the applicants with the highest scoring application component in the following order: (1) Qualifications of the applicant's owners and managers; (2) labor and employment plan; (3) security plan; (4) safety plan; (5) community benefits plan; (6) neighborhood compatibility plan; (7) business and operations plan; and (8) plans, renderings, and overall location. In the event of a tie on all application components between one or more applicants up to the maximum number of Commercial Cannabis Operation Permits authorized in Section 5.26.060, the City Manager shall not hold a public lottery, but rather arrange for the tied applicants to provide public presentations before the City Council, after which the City Council shall publicly rank the applicants pursuant to ranking sheets prepared by the City Manager that achieve a forced ranking based on all of the objective review criteria and quantitative evaluation scale in Subsection (D), and the City Council shall issue Commercial Cannabis Operation Permits to applicants in order of their rank up to the maximum number of Commercial Cannabis Operation Permits available following the City Manager/City Council's original ranking and

issuance of Commercial Cannabis Operation Permits and the limits contained in Section 5.26.060. However, the City Council shall not issue a Commercial Cannabis Operation Permit to any applicant with an applicant, owner, or manager that:

1. Provided false or misleading information on the applicant's Commercial Cannabis Operation Permit application;

2. Has been convicted of (or pled no contest to) "an offense that is substantially related to the qualifications, functions, or duties of the business or profession for which the application is made" as that term is defined in 26057(b)(4) of the State Business and Professions Code; or

3. Has been sanctioned by a licensing authority or a city, county, or state for unlicensed commercial cannabis operations or has had a license suspended or revoked under MAUCRSA in the three (3) years immediately preceding the date the application was submitted.

F. Any decision of the City Council under this Section 5.26.070 shall be a final administrative decision not subject to administrative appeal under any provisions of this chapter or any provisions of this Code but, rather, subject to judicial review and remedies.

G. In the event that (1) the number of active, operating retailer (medical-only or medical/adult-use) commercial cannabis operations and issued Commercial Cannabis Operation Permits falls below the maximum number of Commercial Cannabis Operation Permits for retailer (medical-only or medical/adult-use) commercial cannabis operations authorized in Section 5.26.060 or (2) the City Council is ordered to increase the maximum number of Commercial Cannabis Operation Permits issued for retailer (medical-only or medical/adult-use) commercial cannabis operations by a court of competent jurisdiction as a judicial remedy (*e.g.*, if a court of competent jurisdiction orders the City Council to make Commercial Cannabis Operation Permits available for non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) commercial cannabis operations based outside the City to engage in delivery within the City), the City Manager shall, as a ministerial duty, within thirty (30) days reinstitute the application procedure under this Section 5.26.070, subject to the maximum number of Commercial Cannabis Operation Permits authorized and available (not allocated to an active, lawfully operating retailer) for issuance pursuant to Section 5.26.060. For the purpose of this Section, a retailer (medical-only or medical/adult-use) commercial cannabis operation shall be considered operating if (1) upon initial issuance of Commercial Cannabis Operation Permit (or approval of a change in location pursuant to Section 5.26.100), the retailer commercial cannabis operation commences lawful operations within twenty-four (24) months or (2) following initial commencement of lawful operations, the retailer commercial cannabis operation does not cease or abandon operations for one-hundred eighty (180) consecutive or cumulative days in any one (1) year period.

H. Additionally, at any time during the second year from the operative date of this chapter, the City Council may, by resolution or minute action, reinstitute the application procedure under this Section 5.26.070 for the purpose of considering issuance of one additional retailer (medical/adult-use) Commercial Cannabis Operation Permit, in which case the maximum number of Commercial Cannabis

Operation Permits for retailer (adult-use/medical) commercial cannabis operations based in the City shall increase from one to two as stated in Section 5.26.060(B).

Sec. 5.26.080 - Limitations on the City's liability.

To the fullest extent permitted by law, the City shall not assume any liability whatsoever with respect to having issued a Commercial Cannabis Operation Permit pursuant to this chapter or otherwise approving any retailer commercial cannabis operation. As a condition to the approval of any Commercial Cannabis Operation Permit, the applicant shall be required to meet all of the following conditions before they can receive a Commercial Cannabis Operation Permit:

A. Execution of an agreement, in a form approved by the City Attorney, agreeing to indemnify, defend (at applicant's sole cost and expense), and hold the City, and its officers, officials, employees, representatives, and agents harmless, from any and all claims, losses, damages, injuries, liabilities, or losses which arise out of or which are in any way related to the City's issuance of the Commercial Cannabis Operation Permit, the City's decision to approve the retailer commercial cannabis operation, the process used by the City in making its decision, or the alleged violation of any federal, State, or local laws by the retailer commercial cannabis operation or any of its owners, managers, officers, employees, or agents.

B. Maintain insurance at coverage limits, and with conditions thereon determined necessary and appropriate from time to time by the City Attorney.

C. Defend and indemnify the City, its elected and appointed officials, employees and attorneys for all costs and expenses, including but not limited to attorneys' fees and court costs, that the City may be required to pay as a result of any legal challenge related to the City's approval of the applicant's Commercial Cannabis Operation Permit, any matter arising from the operations of said cannabis business and/or related to the City's approval of retailer commercial cannabis operations. The City, at its sole discretion, may participate at its own expense in the defense of any such action, but such participation shall neither relieve nor increase any of the obligations imposed on the applicant hereunder.

D. Provides written authorization to the Operations Officers to conduct reasonable unannounced inspections of the location of the commercial cannabis operation at the reasonable discretion of the City, including but not limited to inspection of security, inventory, and written records and files pertaining to the commercial cannabis operation, for the purposes of ensuring compliance with this chapter and all laws of the City and the State.

Sec. 5.26.090 - Commercial Cannabis Operation Permit term.

A. Subject to this Section 5.26.090 and Section 5.26.160, the term of each Commercial Cannabis Operation Permit shall be indefinite.

B. Upon the one (1) year anniversary of the date of issuance for each Commercial Cannabis Operation Permit and every year thereafter, the City Manager shall conduct

a performance review of the permittee to assess compliance with the requirements of this chapter and State law. Within thirty (30) days of the conclusion of the annual performance review of the permittee, the City Manager shall issue a letter of compliance or noncompliance outlining all items to be corrected to ensure full compliance. In the event of any noncompliance, the permittee shall have sixty (60) days to remedy such noncompliance. However, in the event such noncompliance items cannot be reasonably remedied within sixty (60) days, such noncompliance items shall not constitute a serious material violation of any law and/or any rule, regulation, and/or standard adopted pursuant to this chapter subject to suspension or revocation under Section 5.26.160 if the permittee commences correction of such noncompliance items within sixty (60) days and thereafter diligently prosecutes correction of such noncompliance items to completion.

C. The permittee shall pay a fee in an amount to be set by the City Council via resolution to cover the costs of conducting the performance review, together with any costs incurred by the City to administer the Program created under this chapter.

Section 5.26.100 – Change in location; transfer, updated application information.

A. A permittee may change the business location specified in a Commercial Cannabis Operation Permit upon submission and approval of a change in location application promulgated, as a ministerial duty, by the City Manager pursuant to regulations adopted under Section 5.26.140 within one-hundred eighty (180) days following the effective date of this chapter. The permittee shall pay an application fee established by resolution of the City Council to cover all costs incurred by the City in the review and processing of change in location applications. The City Manager shall process such change in location applications as a ministerial duty within thirty (30) days of receipt.

B. An owner of a Commercial Cannabis Operation Permit shall not transfer ownership or control of such Commercial Cannabis Operation Permit to another person unless and until the permittee and transferee obtain an amendment to the Commercial Cannabis Operation Permit that is approved by the City Council upon recommendation from the City Manager stating that the permit may be transferred. A permittee may change the ownership specified in a Commercial Cannabis Operation Permit upon submission and approval of a change in ownership application promulgated, as a ministerial duty, by the City Manager pursuant to regulations adopted under Section 5.26.140 within one-hundred eighty (180) days following the effective date of this chapter. The permittee shall pay an application fee established by resolution of the City Council to cover all costs incurred by the City in the review and processing of change in ownership applications. The City Manager shall process such change in ownership applications as a ministerial duty within thirty (30) days once the City Manager reasonably determines that the transferee passed the background check required for owners and meets all other requirements of this chapter.

C. Notwithstanding Subsection (B), during the first three years following the issuance of

a Commercial Cannabis Operation Permit, the City Manager shall not process any application to change the ownership or control of a Commercial Cannabis Operation Permit that results in the permittee altering its ownership composition in a manner that would result in the permittee not being entitled to points it was awarded when the permittee was an applicant pursuant to Section 5.26.070. For example, if a permittee received 100 points when it was an applicant for providing documentation that the individual or natural person owner or owners of the applicant (disregarding any intervening or intermediary entity owner or owners of the applicant) with an aggregate ownership interest of ninety (90) percent or more have entered into a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least July 1, 2021, inclusive of renewals (and remaining effective, inclusive of renewals, on the date of the application submission under this Section), the City Manager shall not process or authorize any change in ownership or control of the permittee if the change would result in the permittee being unable to continue to satisfy the aforementioned criteria subsequent to its approval.

D. Notwithstanding Subsection (B), no Commercial Cannabis Operation Permit may be transferred when the City Manager has notified the permittee that its Commercial Cannabis Operation Permit has been or may be suspended or revoked.

E. Any attempt to transfer a Commercial Cannabis Operation Permit either directly or indirectly in violation of this Section 5.26.100 is hereby declared void, and such an unpermitted transfer shall be deemed a ground for revocation of the permit.

F. An applicant or permittee shall notify the City Manager or designee(s) within fifteen (15) calendar days of any material change in the information provided in the applicant or permittee's Commercial Cannabis Operation Permit application or any change in status of compliance with the provisions of this chapter, including any change in ownership or management...

Sec. 5.26.110 - General operating standards and restrictions.

A commercial cannabis operation shall operate in conformance with the following minimum standards, and such standards shall be deemed to be part of the conditions on the permit for a commercial cannabis operation to ensure that its operation is in compliance with State law and this Code, and to mitigate any potential adverse impacts of the commercial cannabis operation on the public health, safety or welfare.

Additional minimum standards may be adopted from time to time either by resolution or ordinance from the City Council, or by the City Manager pursuant to Section 5.26.140.

A. State Standards. All state requirements and regulations that govern the operation of a commercial cannabis operation, including but not limited to ones related specifically to certain types of commercial cannabis operations, shall apply as minimum requirements and regulations and requirements for commercial cannabis operations within the City of South El Monte, in addition to the requirements and regulations of this chapter and this Code.

B. Security.

1. General. All cannabis, cannabis products and cash present or kept at the premises shall be securely stored against both unauthorized access as well as theft.

2. Security Cameras.

   a. Security cameras shall be installed and maintained in good condition, with at least ninety (90) days of digitally recorded documentation in a format approved by the City Manager and the Police Chief.

   b. The camera and recording system must be of adequate quality, color rendition, and resolution to allow the identification of any individual present at the site of the commercial cannabis operation.

   c. The cameras shall be in continuous use 24 hours per day, 7 days per week.

   d. The recording system must be capable of exporting the recorded video in standard MPEG formats to another common medium approved by the City Manager, such as DVD and/or a USB drive.

   e. The areas to be covered by the security cameras include, but are not limited to, the storage areas, operation areas, all doors and windows, the parking lot, all exterior sides of the property adjacent to the public rights of way, and any other areas as determined by the City Manager and Police Chief.

   f. Remote log-in information will be provided to the Operations Officers to allow them to view live and recorded security camera images remotely at any time.

3. Alarm System. The location of the commercial cannabis operation shall be alarmed with a centrally-monitored fire and burglar alarm system, and monitored by an alarm company properly licensed by the State Department of Consumer Affairs Bureau of Security and Investigative Services in accordance with Sections 7590, *et seq.* of the State Business and Professions Code . and whose agents are properly licensed and registered under applicable law.

4. Locked Entrances. All entrances into the building housing a commercial cannabis operation shall be locked from the exterior at all times with entry controlled by employees.

5. Windows. All windows on the building that houses the commercial cannabis operation shall be secured against entry from the outside.

6. No employee shall refuse, impede, obstruct or interfere with an inspection conducted pursuant to the authorizations provided by this chapter.

C. Odors.

1. A commercial cannabis operation shall have an air treatment system that ensures off-site odors shall not result from its activities.

2. This requirement at a minimum means that the commercial cannabis operation shall be designed to provide sufficient odor absorbing ventilation and exhaust systems so that any odor generated inside the location of the commercial cannabis operation is not detected outside the building, on adjacent properties or public rights-of-way, or within any other unit located within the same

building as the commercial cannabis operation, if the use only occupies a portion of a building.

D. Authorizations.

1. The Operations Officers shall have the right to enter all areas of the commercial cannabis operation from time to time unannounced for the purpose of making reasonable inspections to observe and enforce compliance with this chapter and all laws of the City and State.

2. Recordings made by security cameras required pursuant to this chapter shall be made available to the Operations Officers upon verbal request; no search warrant or subpoena shall be needed to view the recorded materials.

E. Records.

1. Commercial cannabis operations shall maintain on-site the following records either in paper or electronic form:

a. The full name, address, and telephone numbers of the owner and lessee of the property.

b. The name, date of birth, address, and telephone number of each employee of the commercial cannabis operation; the date each was hired; and the nature of each employee's participation in the commercial cannabis operation.

c. Copies of all required state licenses.

d. An inventory record documenting the dates and amounts of cannabis and cannabis products received at the site, the daily amounts of cannabis and cannabis products on the site, and the daily amounts of cannabis and cannabis products leaving the site for any reason, including but not limited to being sold, delivered, or distributed.

e. A written accounting of all expenditures, costs, revenues and profits of the commercial cannabis operation, including but not limited to cash and in-kind transactions.

f. A copy of all insurance policies related to the operation of the commercial cannabis operation.

g. A copy of the commercial cannabis operation's most recent year's financial statement and tax return.

h. Proof of a valid and current permit issued by the City in accordance with this chapter, and the equivalent State of California license to operate the commercial cannabis operation. Every commercial cannabis operation shall display at all times during business hours the City permit issued pursuant to the provisions of this chapter, and the equivalent State license, in a conspicuous place so that it may be readily seen by all persons entering the location of the commercial cannabis operation.

2. All records required to be maintained by the commercial cannabis operation must be maintained for no less than seven (7) years and are subject to immediate inspection (consistent with requirements pertaining to qualified patient confidentiality pursuant to applicable State and federal law) upon a

lawful written request by an Operation Officer.

3. A commercial cannabis operation shall report any loss, damage, or destruction of these records to the Operation Officers within twenty-four (24) hours of the loss, damage, or destruction.

F. Site Management.

1. Commercial cannabis operations shall not result in a nuisance or adversely affect the health, welfare, or safety of nearby persons by creating dust, glare, heat, noise, noxious gases, odors, smoke, traffic, vibration, or other impacts, or be hazardous due to use or storage of materials, processes, products or waste. The permittee shall promptly and diligently both prevent as well as eliminate conditions on the site of the commercial cannabis operation that constitute a nuisance.

2. A permittee shall maintain the exterior of the site, including any parking lots under the control of the permittee, free of litter, debris, and trash.

3. The Commercial Cannabis Operation permittee shall properly store and dispose of all waste generated on the site, including chemical and organic waste, in accordance with all applicable laws and regulations.

4. Notwithstanding any provisions of this code to the contrary, the Commercial Cannabis Operation permittee shall remove all graffiti from the site and parking lots under the control of the Commercial Cannabis Operation Permittee within 72 hours of its application.

G. State Board of Equalization Seller's Permit Required.

1. Commercial cannabis operations must obtain a Seller's Permit from the State Board of Equalization as applicable.

2. Such permit shall be displayed in a conspicuous place so that it may be readily seen by all persons entering the location of the commercial cannabis operation.

H. Employees.

1. All employees must submit to fingerprinting and criminal background checks by the City.

a. No employee convicted within the last ten years of a felony substantially related to the qualifications, functions or duties of an employee of a commercial cannabis operation (such as a felony conviction for distribution of controlled substances, money laundering, racketeering, etc.) shall be employed by a commercial cannabis operation, unless such employee has obtained a certificate of rehabilitation (expungement of felony record) under State law or under a similar federal statute or state law where the expungement was granted.

b. At the request of the commercial cannabis operation, the City Manager and Police Chief shall determine the applicability of this Section to a potential employee within a reasonable period of time after a written request has been made to the City Manager and Police Chief for such determination.

2. All employees must possess a valid government issued (or equivalent) form

of identification containing an identifying photograph of the employee, the name of the employee, the date of birth of the employee, and the residential address of the employee. Color copies of such identification shall be maintained at the location of the commercial cannabis operation. A valid State driver's license will satisfy this requirement.

I. Cannabis Transfer Between Permitted Operations Only.

A commercial cannabis operation shall not transfer cannabis or cannabis products to or from another commercial cannabis operation, unless both operations are in possession of all required State and local licenses and permits.

J. Commercial Cannabis Operation Signage.

1. Signs on the premises shall not obstruct the entrance or the video surveillance system. The size, location, and design of any signage must conform to the sign provisions in this Code.

2. Business identification signage shall be limited to that needed for identification only, consisting of a single window sign or wall sign that shall comply with the appropriate sign requirements within the applicable zoning district.

K. Prohibited Personal Activities.

1. Cannabis Use. No person shall smoke, ingest, or otherwise consume cannabis in any form on, or within 20 feet of, the site of the commercial cannabis operation.

2. Alcohol Use. No person shall possess, consume, or store any alcoholic beverage on the site of the commercial cannabis operation.

L. No Minors. No minor shall be an employee of, or participate in, a commercial cannabis operation in any capacity, including but not limited to, as a manager, employee, contractor, adviser, or volunteer.

M. Exterior Lighting. The exterior of the premises upon which the commercial cannabis operation is operated shall be equipped with and, at all times between sunset and sunrise, shall remain illuminated with fixtures of sufficient intensity and number to illuminate every portion of the property with an illumination level of not less than one foot-candle as measured at the ground level, including, but not limited to, landscaped areas, parking lots, driveways, walkways, entry areas, and refuse storage areas.

N. Building Design. A permittee must maintain the design of the buildings on the site in accordance with the plans that are approved by the City pursuant to this chapter and otherwise approved by the City. No permittee shall modify the buildings on the site contrary to the approved plans, without the approval of the City Manager.

O. Nuisance. A permittee shall take all reasonable steps to discourage and correct conditions that constitute a nuisance in parking areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours if related to the members of the subject commercial cannabis operation.

1. "Reasonable steps" shall include immediately calling the Police Department upon observation of the activity, and requesting that those engaging in activities that constitute a nuisance or are otherwise illegal to cease those activities, unless personal safety would be threatened in making the request.

2. "Nuisance" includes but is not limited to disturbances of peace, open public consumption of cannabis, alcohol or controlled substances, excessive pedestrian or vehicular traffic, including the formation of any pedestrian lines outside the building, illegal drug activity, harassment of those passing by, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in the morning hours, lewd conduct or law enforcement detentions and arrests.

P. Upon and after receiving possession of a Commercial Cannabis Operation Permit as provided for in this chapter, a permittee shall:

1. Maintain continuing compliance with criminal background check requirements of this chapter by ensuring that:

a. Upon the hiring, association or retention of an employee by the commercial cannabis operation, the requirements of Section 5.26 are immediately met for such employee by provision of appropriate documentation to the City Manager; and

b. the City Manager and Police Chief are immediately informed in writing of any felony conviction as described in 5.26.110(H) for any current employee.

2. Maintain continuing compliance with all applicable insurance requirements, including, but not limited to, those imposed by City and this chapter.

Q. Workforce Plan. A permittee shall implement a workforce plan that includes at least the following provisions:

1. Commitment for thirty percent (30%) of employees to be local hires; this local hiring requirement is satisfied when a permittee shows that it has either hired or made a good faith effort to hire bona fide residents of the City or persons that may establish residency after initial employment with the permittee;

2. Commitment to offer apprenticeships and/or compensation for continuing education in the field of commercial cannabis operations; and

3. Paying a living wage to employees. "Living wage" means compensation equivalent to $20 per hour inclusive of benefits but excluding tips.

R. Exemption. The regulations contained in this chapter shall not apply to a commercial cannabis operation engaged in the following uses, as long as such use complies strictly with applicable law, including this Code, regulating such use and the location of such use, including, but not limited to, Section 11362.5 of the State Health and Safety Code and Sections 11362.71 *et seq.* of the State Health And Safety Code: A clinic licensed pursuant to Chapter 1 of Division 2 of the State Health and Safety Code; a health care facility licensed pursuant to Chapter 2 of Division 2 of the State Health and Safety Code; a residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the State Health and Safety Code; a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the State Health and Safety Code; and, a residential hospice or a home health agency licensed pursuant to Chapter 8 of Division 2 of the State Health and Safety Code.

Sec. 5.26.120 – Retailer operating standards and restrictions.

A retailer commercial cannabis operation shall operate in conformance with both Section 5.26.110, as well as the following minimum standards, and such standards shall be deemed to be part of the conditions of the Commercial Cannabis Operation Permit for a retailer commercial cannabis operation to ensure that its operation is in compliance with State law and this Code, and to mitigate any potential adverse impacts of the commercial cannabis operation on the public health, safety or welfare.

Additional minimum standards may be adopted from time to time either by resolution or ordinance from the City Council, or by the City Manager pursuant to Section 5.26.140.

A. City Permit and State License. No person shall engage in retailer commercial cannabis operations without both a current and valid Commercial Cannabis Operation Permit and a current and valid equivalent State license as provided for under Section 26200 of the State Business and Professions Code, and as may be amended. Retailer (medical-only) commercial cannabis operations shall only sell, dispense, or provide medical cannabis or medical cannabis products to a qualified patient with a written physician's recommendation, a person with an identification card, or a primary caregiver with written documentation attesting to lawful status as a primary caregiver.

B. State Standards. All state requirements and regulations that govern retailer commercial cannabis operations, including but not limited to the regulations promulgated by the State Department of Cannabis Control, and as may be amended, shall apply as minimum requirements and regulations and requirements for retailer commercial cannabis operations within the City, in addition to the requirements and regulations of this chapter and this Code.

C. Location and Design Requirements.

Pursuant to the authority delegated by the State to the City under Section 26054(b) of the State Business and Professions Code and overriding the location and design requirements contained in Section 26054(b) of the State Business & Professions Code, retailer commercial cannabis operations in the City shall be subject to the following location and design requirements:

1. Retailer commercial cannabis operations shall be a permitted use subject to this chapter on property (1) located more than one-thousand (1,000) feet any retailer commercial cannabis operation permitted under this chapter, alcohol or drug treatment facility, day care center, religious institution, school, or youth center, (2) located more than one-thousand (1,000) feet from the City's jurisdictional boundary or any park or residentially zoned property, and (3) zoned: C (Commercial Zone) or C-M (Commercial-Manufacturing Zone) including any overlay zone districts covering the C (Commercial Zone) or C-M (Commercial-Manufacturing Zone).

2. The distances specified in Subsection (C) shall be the horizontal distance measured in a straight line from the parcel line of the sensitive use to the closest parcel line of the lot on which the cannabis retailer is to be located without regard to intervening structures. The 1,000 foot distance specified in Subsection (C) may be reduced to as little as 900 feet by administrative

regulation pursuant to Section 5.26.140 if necessary to allow for issuance of the number of Commercial Cannabis Operation Permits provided by this chapter.

3. Each retailer commercial cannabis operation shall:

   a. Be constructed in a manner that prevents odors to surrounding uses, and promotes quality design and construction, and consistency with the surrounding properties. Odors from the cannabis retailer shall not be detectable from outside the premises and adequate odor control technology shall be utilized;

   b. Be provided with adequate electricity, sewerage, disposal, water, fire protection, and storm drainage facilities for the intended purpose; and

   c. Provide and maintain a neighborhood compatibility plan so the City Manager or designee(s) may find that the cannabis retailer and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

D. Customers.

1. Prior to dispensing medical cannabis or medical cannabis products to a qualified patient, a retailer commercial cannabis operation shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of eighteen (18) years and obtain verification from the recommending physician that the person requesting medical cannabis or medical cannabis products is a qualified patient, and shall maintain a copy of the physician recommendation, or identification card, as described in Sections 11362.71 et seq. of the State Health and Safety Code, as may be amended from time to time, on site for period of not less than seven (7) years.

2. Prior to dispensing cannabis or cannabis products to an adult-use customer, a retailer (medical/adult-use) commercial cannabis operation shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of twenty-one (21) years.

E. Opaque Packaging. All cannabis or cannabis products sold to a customer shall be prohibited from leaving the site unless placed in opaque packaging which conceals the nature of the product from human vision.

F. Dispensing and Storage Areas. Entrance to the retailer sales floor and any storage areas shall be locked at all times, and under the control of employees.

G. Interior Lighting. The premises within which the commercial cannabis operation is operated shall be equipped with and, at all times during which is open to the public, shall remain illuminated with overhead lighting fixtures of sufficient intensity to illuminate every place to which members of the public or portions thereof are permitted access with an illumination of not less than two foot-candles as measured

at the floor level.

H. Signs. A retailer commercial cannabis operation shall notify customers (verbally or by written agreement) and by posting a notice or notices conspicuously at least 15-point type within permitted premises that state as follows:

1. "The sale or diversion of cannabis or cannabis products without a license issued by persons entering the site, the City of South El Monte is a violation of State law and the South El Monte Municipal Code."

2. "Secondary sale, barter, or distribution of cannabis or cannabis products purchased from a permittee is a crime and can lead to arrest."

3. "Customers must not loiter in or near these premises and may not consume cannabis or cannabis products in the vicinity of this business or in any place not lawfully permitted. These premises and vicinity are monitored to ensure compliance."

4. "WARNING: The use of cannabis or cannabis products may impair a person's ability to drive a motor vehicle or operate heavy machinery."

5. "CALIFORNIA PROP. 65 WARNING: Smoking of cannabis and cannabis-derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer and reproductive harm."

I. "No Recommendations On-site. A retailer commercial cannabis operation shall not have a physician or any person licensed to recommend medical cannabis for medical use at the location of the retailer commercial cannabis operation to provide a recommendation or physician's recommendation, for the use of medical cannabis.

J. Sanitation. A permittee shall establish and implement written procedures that maintain the highest industry standards of sanitation and cleanliness for the operation so as to ensure cannabis and cannabis products sold to the public are free of harmful contaminants.

K. Training. A permittee shall establish and implement written procedures that provide for the highest industry standards of training for employees.

L. Prohibited Activities. No cannabis cultivation, testing or manufacturing shall occur within the premises of the retailer operation.

M. No Alcohol. Retailer commercial cannabis operations shall not hold or maintain a license from the State Department of Alcoholic Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages.

N. No Lounge or Cafe. Retailer commercial cannabis operations shall not operate as a lounge, cafe or restaurant serving food or drinks for consumption on-site. There shall be no seating area, tables, couches, or chairs for the gathering or congregating of members.

O. Age Restriction. Minors, except qualified patients or primary caregivers over the age of eighteen (18) years old as verified customers, are prohibited from entering the location of the retailer cannabis operation.

P. Public Information. The permittee shall make available to customers a list of the rules and regulations governing medical cannabis use and consumption within the City and

recommendations on sensible medical cannabis etiquette.

Sec. 5.26.120.5 – Delivery operating standards and restrictions.

A. Delivery shall comply with State law at all times.

B. Security plans developed pursuant to this chapter shall include provisions relating to vehicle security and the protection of employees and product during loading and in transit.

C. A commercial cannabis operation engaged in delivery shall facilitate the delivery of cannabis or cannabis products with a technology platform owned by or licensed to the delivery-only commercial cannabis operation engaged in delivery that uses point-of-sale technology to track and database technology to record and store the following information for each transaction involving the exchange of cannabis or cannabis products between the commercial cannabis operation engaged in delivery and customer:

1. The identity of the individual dispensing cannabis or cannabis products on behalf of the commercial cannabis operation engaged in delivery;

2. The identity of the customer receiving cannabis or cannabis products from the commercial cannabis operation engaged in delivery;

3. The type and quantity of cannabis or cannabis products dispensed and received;

4. The gross receipts charged by the commercial cannabis operation engaged in delivery and received by the individual dispensing cannabis or cannabis products on behalf of the commercial cannabis operation engaged in delivery for the cannabis or cannabis products dispensed and received; and

5. The location or address where the sale or retail sale took place or closed.

D. A commercial cannabis operation engaged in delivery shall maintain a database and provide a list of the individuals and vehicles authorized to conduct delivery, and a copy of the valid State driver's license issued to the driver of any such vehicle on behalf of the commercial cannabis operation engaged in delivery to the City Manager.

E. Individuals making deliveries of cannabis or cannabis products on behalf of the commercial cannabis operation engaged in delivery shall maintain a physical copy of the delivery request (and invoice) and shall make it available upon the request of agents or employees of the City requesting documentation.

F. During delivery, a copy of the commercial cannabis operation engaged in delivery's Commercial Cannabis Operation Permit and State license shall be in the vehicle at all times, and the driver shall make it available upon the request of agents or employees of the City requesting documentation.

G. A commercial cannabis operation engaged in delivery shall only permit or allow delivery of cannabis or cannabis products in a vehicle that is (1) insured at or above

the legal requirement in the State; (2) capable of securing (locking) the cannabis or cannabis products during transportation; (3) capable of being temperature controlled if perishable cannabis or cannabis products is being transported; and (4) does not display advertising or symbols visible from the exterior of the vehicle that suggest the vehicle is used for cannabis delivery or affiliated with a commercial cannabis operation engaged in delivery.

H. A commercial cannabis operation engaged in delivery shall facilitate deliveries with a technology platform owned by or licensed to the commercial cannabis operation engaged in delivery that uses global positioning system technology to track, and database technology to record and store the following information:

1. The time that the individual conducting delivery on behalf of the commercial cannabis operation engaged in delivery departed its premises.
2. The time that the individual conducting delivery on behalf of the commercial cannabis operation engaged in delivery completed delivery to the customer.
3. The time that the individual conducting delivery on behalf of the commercial cannabis operation engaged in delivery returned to its premises.
4. The route the individual conducting delivery on behalf of the commercial cannabis operation engaged in delivery traveled between departing and returning to its premises to conduct delivery.
5. For each individual delivery transaction, the identity of the individual conducting deliveries on behalf of the commercial cannabis operation engaged in delivery.
6. For each individual delivery transaction, the vehicle used to conduct delivery on behalf of the commercial cannabis operation engaged in delivery.
7. For each individual delivery transaction, the identity of the customer receiving cannabis or cannabis products from the commercial cannabis operation engaged in delivery.
8. For each individual delivery transaction, the type and quantity of cannabis or cannabis products dispensed and received.
9. For each individual delivery transaction, the gross receipts charged by the commercial cannabis operation engaged in delivery and received by the individual conducting deliveries on behalf of the commercial cannabis operation engaged in delivery for the cannabis or cannabis products dispensed and received.

I. The individual making deliveries on behalf of the commercial cannabis operation engaged in delivery shall personally verify for each individual delivery transaction the identity of the customer receiving cannabis or cannabis products from the commercial cannabis operation engaged in delivery and (1) for medical cannabis or medical cannabis products to a qualified patient, the age and all necessary

documentation of each customer to ensure the customer is not under the age of eighteen (18) years and obtain verification from the recommending physician that the person requesting medicinal cannabis or medicinal cannabis products is a qualified patient, and shall maintain a copy of the physician recommendation or identification card as described in Sections 11362.71 *et seq.* of the State Health and Safety Code, as may be amended from time to time, on site for period of not less than seven (7) years or (2) for cannabis or cannabis products to an adult-use customer, age and all necessary documentation of each customer to ensure the customer is not under the age of twenty-one (21) years.

Sec. 5.26.130 – Community Benefit Agreement.

The applicant may propose entering into a community benefit agreement in an amount and by terms set by City Council resolution with the City setting forth the terms and conditions under which the facility will operate that is in addition to the requirements of this chapter, including, but not limited to, public outreach and education, community service, payment of fees and other charges as mutually agreed, and such other terms and conditions that will protect and promote the public health, safety, and welfare of the City and its residents and visitors.

Sec. 5.26.140 – Administration.

A. Consistently with stated requirements of this chapter (and in particular not to repeal or constructively repeal this chapter), in addition to any regulations adopted under State law, the City Manager is authorized to establish any additional rules, regulations, and standards governing the issuance or denial of Commercial Cannabis Operation Permits, the ongoing operation of commercial cannabis operations and the City's oversight thereof, or concerning any other subject determined to be necessary to carry out the purposes of this chapter.

B. Such regulations shall be approved by resolution of the City Council published on the City's website.

C. Regulations promulgated, by the City Manager, shall become effective upon date of publication. Commercial cannabis operations shall be required to comply with all State and local laws and regulations, including but not limited to any rules, regulations or standards adopted by the City Manager.

Sec. 5.26.150 - Fees.

An application fee set by resolution of the City Council shall be required for formal processing of every application made under this chapter. The City Council is further authorized to pass resolutions to recover any and all fees and costs incurred by the administration and implementation of this chapter through an appropriate fee recovery mechanism to be imposed upon commercial cannabis operations.

Sec. 5.26.160 - Suspension and revocation.

A. The City Manager is authorized to suspend and/or revoke a Commercial Cannabis Operation Permit issued pursuant to this chapter upon the determination through written findings of a failure to materially comply with any provision of this chapter, any Commercial Cannabis Operation Permit condition, or any agreement or covenant required or made pursuant to this chapter.

B. Notwithstanding Subsection (A), the City Manager may suspend or revoke a Commercial Cannabis Operation Permit if any of the following occur:

1. The equivalent State license has been suspended or revoked by the State; or
2. Operations cease for more than one hundred eight (180) consecutive or cumulative days in any one (1) year period; or
3. Ownership is changed or transferred without complying with Section 5.26.100; or
4. The commercial cannabis operation fails to maintain required security camera recordings; or
5. The commercial cannabis operation fails to allow inspection of the security recordings, the activity logs, the records, or of the site by Operations Officers pursuant to this chapter.

C. Conditions (if any) of suspension or revocation are at the reasonable discretion of the City Manager and may include, but are not limited to, a prohibition on all owners, managers and employees of the suspended or revoked commercial cannabis operation from operating within the City for a period of time set forth in writing and/or a requirement (when operations may resume, if at all, pursuant to the City Manager's reasonable determination) for the holder of the suspended or revoked Commercial Cannabis Operation Permit to resubmit an application for a Commercial Cannabis Operation Permit pursuant to the requirements of this chapter.

Sec. 5.26.170 – Appeals.

Any decision regarding the City Manager's suspension or revocation of a Commercial Cannabis Operation Permit pursuant to Section 5.26.160 may be appealed to the City Council by a permittee or interested party as follows:

A. If the appellant wishes to appeal a decision to the City Council, the appellant must file a written appeal with the City Clerk within ten (10) calendar days of the decision. The written appeal shall specify the person making the appeal, the decision appealed from, state the reasons for the appeal, and include any evidence in support of the appeal which the applicant seeks to be considered by the City Council.

B. Notice of the time and place of an appeal hearing shall be providing to the appellant within thirty (30) days of receipt by the City Clerk of the written appeal.

C. The appeal hearing shall be held within sixty (60) days of the filing of the written appeal with the City Clerk, unless the 60 day time limit is waived by the appellant, or unless the City Council continues the appeal hearing date for good cause and upon written notification to the appellant.

D. The City Council shall review the facts of the matter, written documents submitted for review, the basis for making the decision which is under appeal, and then determine whether the appealed decision should be reversed or affirmed. The determination made shall be in writing, shall set forth the reasons for the determination, and shall be final.

E. The provisions of Section 1094.6 of the Code of Civil Procedure sets forth the procedure for judicial review of any final determination. Parties seeking such judicial review shall file such action within ninety (90) days of a determination being made final.

Sec. 5.26.180 – Violations and penalties; public nuisance.

A. Any material violation of the provisions of this chapter is punishable as a misdemeanor or an infraction, at the discretion of the City Attorney, pursuant to Chapters 1.14 and 1.16 of this Code, except for as preempted by State law and material any violation of the provisions of this chapter is subject to administrative citation, at the reasonable discretion of the City, pursuant to Chapters 1.14 and 1.16 of this Code.

B. Public Nuisance Abatement.

1. Any commercial cannabis operation that is conducted in material violation of any provision of this chapter is hereby declared to constitute a public nuisance and, as such, may be abated or enjoined from further operation, in accordance with the procedures set forth in Chapter 8.36 of this Code.

2. All costs to abate such public nuisance, including attorneys' fees and court costs, shall be paid by the person causing the nuisance, including the commercial cannabis operation and the property owner where the nuisance is occurring.

C. The remedies described in this section are not mutually exclusive. Pursuit of any one remedy shall not preclude City from availing itself of any or all available administrative, civil, or criminal remedies, at law or equity.

D. Any material violation of the provisions of this chapter shall constitute a separate offense for each and every day during which such violation is committed or continued.

Sec. 5.26.190 - Service of notices.

Any notice required by this chapter is deemed issued and served upon the earliest date that either: the notice is deposited in the United States mail, postage pre-paid, addressed to the most recent mailing address provided to the City pursuant to the requirements of this chapter; or, the date upon which personal service of the notice is provided to a responsible party.

Sec. 5.26.200 - Prohibitions.

A. Any commercial cannabis operation in violation of this chapter, or any other applicable State law is expressly prohibited.

B. It is unlawful for any commercial cannabis operation in the City, or any agent, employee or representative of such commercial cannabis operation, to permit any breach of peace or any disturbance of public order or decorum by any tumultuous, riotous or disorderly conduct at the site of the commercial cannabis operation.

Sec. 5.26.210 - Nonconforming use.

No use which purports to have engaged in commercial cannabis operations of any nature prior to the enactment of this chapter shall be deemed to have been a legally established use under the provisions of this Code, or any other City ordinance, rule or regulation, and such use shall not be entitled to claim legal nonconforming status.

Sec. 5.26.220 – Exceptions

A. To the extent that the following activities are permitted by state law, nothing in this chapter shall prohibit a person twenty-one (21) years of age or older from:

1. Possessing, processing, purchasing, transporting, obtaining or giving away to persons twenty-one (21) years of age or older, without compensation

whatsoever, not more than twenty-eight and one-half (28.5) grams of cannabis not in the form of concentrated cannabis;

2. Possessing, processing, purchasing, transporting, obtaining or giving away to persons twenty-one (21) years of age or older, without compensation whatsoever, up to eight grams of cannabis in the form of concentrated cannabis;

3. Possessing, transporting, purchasing, obtaining, using, manufacturing, or giving away cannabis accessories to persons twenty-one (21) years of age or older without compensation whatsoever; or

4. Engaging in the indoor cultivation of six (6) or fewer live cannabis plants within a single private residence or inside an accessory structure located upon the grounds of a private residence that is fully enclosed and secured, to the extent such cultivation is authorized by Sections 11362.1 and 11362.2, of the State Health and Safety Code, as may be amended from time to time.

B. This chapter shall also not prohibit any commercial cannabis operations that the City is required by law to permit within its jurisdiction pursuant to State law.

Sec. 5.26.230 – Operative date.

This chapter shall be operative ten (10) days after the date that the City Council declares that a majority of the City's voters voting at the November 8, 2022, election have voted in favor of this chapter at such election.

Sec. 5.26.240 - Severability.

If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this chapter is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. The people of the City of South El Monte hereby declare that they would have adopted this chapter and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

Sec. 5.26.250. City Council Authority to Amend.

The City Council has the right and authority to amend this chapter, with the exception of Section 5.26.060 (which may only be amended (i) if ordered to do so by a court of competent jurisdiction as a judicial remedy or (ii) by a vote of the People of the City), to further its purposes and intent (including but not limited to amendment for more efficient administration as determined by the City Council), in any manner that does not increase a tax rate, or otherwise constitute a tax increase for which voter approval is required by Article XIII C of the California Constitution, pursuant to Elections Code Section 9217.

Sec. 5.26.260. City Councilmember Conflicts of Interest.

Notwithstanding any other provision of this Chapter, prior to participating in any decision relating to a cannabis business, each city councilmember shall do all of the following

1. Disclose on the record any financial interest in the cannabis business that is subject to the decision.

2. Disclose on the record any campaign contributions and benefits or gifts received from the cannabis business that is subject to the decision.

3. Disclose on the record any ex parte communications that the city councilmember may have had with a cannabis business that is the subject of the decision.

4. Each city councilmember shall warrant and represent, on the record and in a form approved by the City Council, that they have complied with these requirements and all applicable law.

If it is later determined that a city councilmember has not complied with the above requirements or if it is determined that a city councilmember has violated applicable law, then the city councilmember is disqualified from all decisions relating to the cannabis business subject to the decision. The requirements of this Section 5.26.260 shall be in addition to any applicable law, including, without limitation, the California Political Reform Act and the related regulations of the Fair Political Practices Commission."

SECTION 3. REPEAL OF CHAPTER 17.31. Chapter 17.31 of Title 17 of the City Municipal Code is hereby repealed in its entirety.

SECTION 4. AMENDMENT TO SECTION 17.18.030(O). Section 17.18.030(O) of Chapter 17.18 of Title 17 of the South El Monte Municipal Code is hereby repealed in its entirety.

SECTION 5. ADDITION OF SECTION 9.08.045. Section 9.08.045 shall be added to Chapter 9.08 of Title 9 of the South El Monte Municipal Code as follows:

"This Chapter shall not apply to a retailer commercial cannabis operation permitted pursuant to Chapter 5.26 of Title 5 of this Code."

SECTION 6. AMENDMENT TO SECTION 17.14.030. Section 17.14.030 of Chapter 17.14 of Title 17 of the City Municipal Code is hereby amended by adding Subsection (S) as follows:

"Retailer commercial cannabis operations in accordance with Chapter 5.26 of Title 5 of this Code."

SECTION 7. AMENDMENT TO SECTION 17.16.030. Section 17.16.030 of Chapter 17.16 of Title 17 of the City Municipal Code is hereby amended by adding Subsection (F) as follows:

"Retailer commercial cannabis operations in accordance with Chapter 5.26 of Title 5 of this Code."

SECTION 8. SENSITIVE USES. The People of the City find that the definitions of the sensitive uses (alcohol or drug treatment facilities, day care centers, parks, religious institutions, schools, and youth centers) under the amendment to Chapter 5.26 of the City Municipal Code in this Ordinance are subject to some degree of interpretation. However, the People of the City also find that certainty regarding the identification of sensitive uses (alcohol or drug treatment facilities, day care centers, parks, religious institutions, schools, and youth centers) under the amendments to Chapter 5.26 of the City Municipal Code in this Ordinance is required to carry out the purpose and intent of the Ordinance so the that People, the City, and prospective applicants can clearly identify where and where not lawful retailer commercial cannabis operations under this Ordinance may be located. Accordingly and pursuant to the authority delegated by the State to the People of the City under Section 26054(b) of the State Business and Professions Code and overriding the location and design requirements contained in Section 26054(b) of the State Business and Professions Code, the sensitive uses established by resolution of the City Council (including alcohol or drug treatment facilities, day care centers, parks, religious institutions, schools, and youth centers) and only those sensitive uses shall be considered under the amendment to Section 5.26.070 of the City Municipal Code in this Ordinance for the purpose of the initial establishment of retailer commercial cannabis operations pursuant to the initial iteration of the retailer commercial cannabis operations application procedure

under the amendment to Section 5.26.070 of the City Municipal Code in this Ordinance (to include any review and scoring of any applications pursuant to the objective review criteria and quantitative evaluation scale under the amendment to Section 5.26.070 of the City Municipal Code in this Ordinance). Only following the initial iteration of the retailer commercial cannabis operations application procedure and the initial issuance of Commercial Cannabis Operation Permits under the amendment to Section 5.26.070 of the City Municipal Code in this Ordinance, and except as otherwise provided by the City Council resolution, may the City Manager designee reinterpret the list of sensitive uses for the purpose of subsequent iterations of the retailer commercial cannabis operations application procedure under the amendment to Section 5.26.070 of the City Municipal Code in this Ordinance and change in location applications under the amendment to Section 5.26.130 of the City Municipal Code in this Ordinance.

SECTION 9. AMENDMENT TO SECTION 5.04.045. Section 5.04.045 of Title 5 of the South El Monte Municipal Code is hereby amended to add "Retailer (Type 10) Commercial Cannabis Operations (Medical / Adult-Use / Non-Medical) in accordance with Chapter 5.26 of Title 5 of this Code" as a new item number 9 to the list of businesses, occupations, or other activities requiring licenses in the City as set forth in Los Angeles County Code Section 7.04.010 as amended by South El Monte Municipal Code Section 5.04.045, and to renumber existing items 9 through 45 of the list accordingly.

SECTION 10. ADDITION OF CHAPTER 3.40 (CANNABIS BUSINESS TAX). Chapter 3.40 (Cannabis Business Tax) is hereby added to Title 3 (Revenue and Finance) of the South El Monte Municipal Code, to read in its entirety as follows:

"CHAPTER 3.40 CANNABIS BUSINESS TAX

Section 3.40.010. Definitions.

Section 3.40.020. Tax.

Section 3.40.030. Operation of Tax.

Section 3.40.040. Returns and Remittances.

Section 3.40.050. Failure to Pay Tax.

Section 3.40.060. Refunds and Claims.

Section 3.40.070. Enforcement.

Section 3.40.080. Debts; Deficiencies; Determinations; Hearings.

Section 3.40.090. Operative Date.

Section 3.40.100. City Council Authority to Amend.

Section 3.40.110. City Councilmember Conflicts of Interest.

Sec. 3.40.010. Definitions.

The following definitions apply to this chapter unless the context clearly denotes otherwise. Terms not defined herein shall be given the definitions set forth in Chapter 5.26 of this Code.

A. "Cannabis" shall have the meaning set forth in Section 5.26.030 of this Code.

B. "Cannabis products" shall have the meaning set forth in Section 5.26.030 of this Code.

C. "City" means the City of South El Monte.

D. "Code" shall mean the South El Monte Municipal Code.

E. "Commercial cannabis operation" shall have the meaning set forth in Section 5.26.030 of this Code. "Commercial cannabis activity" and "cannabis business" shall be synonymous with "commercial cannabis operation."

F. "Cultivation" shall have the meaning set forth in Section 5.26.030 of this Code.

G. "Delivery" shall have the meaning set forth in Section 5.26.030 of this Code.

H. "Distribution" shall have the meaning set forth in Section 5.26.030 of this Code.

I. "Distributor" shall have the meaning set forth in Section 5.26.030 of this Code.

J. "Edible" shall have the meaning set forth in Section 5.26.030 of this Code.

K. "City Manager" means the City's City Manager, or his or her designee.

L. "Location" shall have the meaning set forth in Section 5.26.030 of this Code.

M. "Manufacture" or "manufacturing" shall have the meaning set forth in Section 5.26.030 of this Code.

N. "Manufactured cannabis" means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, an edible product, or a topical product.

O. "Manufacturer" shall have the meaning set forth in Section 5.26.030 of this Code.

P. "Marijuana" has the same definition as "cannabis."

Q. "Operation" means a "commercial cannabis operation."

R. "Permit," or "local permit" means a Commercial Cannabis Operation Permit, as that term is defined in Section 5.26.030 of this Code.

S. "Person" shall have the meaning set forth in Section 5.26.030 of this Code.

T. "Proceeds" means total amount of gross revenue actually received or receivable by a commercial cannabis operation from all sales of goods of any kind, including but not limited to cannabis and cannabis products; the total amount of compensation actually received or receivable for the performance of any act or service whatever nature it may be, including but not limited to commercial cannabis activity, from which a charge is made or credit allowed, whether such service is done singly and/or as part of or in connection with the sale of materials; goods, wares or merchandise; discounts, rents, royalties, fees, commissions, dividends or other gains. Proceeds includes all receipts, cash, credits and property of any kind or nature, consideration of any nature, without any deduction therefrom on account of the cost of property sold, the cost of materials used, labor or services costs, interest paid or payable or losses or other expenses or deduction whatsoever. Excluded from Proceeds are any taxes required by law to be added to the purchase and collected from the consumer or purchaser, such part of the sales price of any property returned by the purchaser to the seller as refunded by the seller by way of cash or credit allowances or return of refundable deposits previously included in Proceeds. Proceeds may also exclude such other amounts that may be permitted by the City Manager as not being included in Proceeds pursuant to administrative rulings or instructions provided by the City Manager. "Proceeds" is intended to include all gross revenue of the commercial operation

whether for commercial cannabis activities or other activities (e.g., revenue from sales of other goods at the location).

U. "Retailer" means a person engaged in the retail sale or delivery of cannabis or cannabis products to a customer. A retailer may be a storefront or non-storefront retailer.

V. "Space utilized as cultivation area" shall mean any space or ground, floor or other surface area (whether horizontal or vertical) which is used during the cannabis germination, seedling, vegetative, pre-flowering, flowering and/or harvesting phases, including without limitation any space used for activities such as growing, planting, seeding, germinating, lighting, warming, cooling, aerating, fertilizing, watering, irrigating, topping, pinching, cropping, trimming, curing or drying cannabis or any such space available for or used for storing any products, supplies or equipment related to any such activities, no matter where such storage may take place or such storage space may be located. "Space used as cultivation area" shall include space used to cultivate cannabis plants on platforms and stack them in multiple layers on top of each other (i.e., vertical cultivation). "Space utilized as cultivation area" shall be calculated in square feet and measured using clearly identifiable and/or apparent boundaries, including all of the space within the boundaries. Such space may be noncontiguous but each unique area included in the total calculation shall be separated by an identifiable and/or apparent boundary, including but not limited to, interior walls, shelves, and greenhouse walls, nursery wall or canopy walls, hoop house walls, garden benches, hedgerows, fencing, garden beds, or garden plots. "Space used as cultivation area" includes space which is immediately available for the activities described herein even if not being used at the time of determination. The City Manager shall determine the "space utilized as cultivation area" during the initial Term of the operation, and at least annually thereafter.

W. "Tax" means the commercial cannabis tax and commercial cannabis cultivation tax imposed by this chapter.

X. "Term" means such term or period of time as may be designated by the City Manager for reporting or payment of tax, provided, however, that if no such term is designated, Term shall mean a calendar month (meaning that the annual tax shall be divided by 12 for the appropriate fiscal year). Notwithstanding the foregoing, the Term for payment of tax may be set on a monthly, quarterly, semi-annual or annual basis by the City Manager. Taxes may be prorated to the extent the City Manager provides for a term other than that specified above, to the extent a commercial cannabis operation commences on a date other than the first date of a Term, upon cessation of the business, or for other appropriate reasons.

Y. "Testing laboratory" shall have the meaning set forth in Section 5.26.030 of this Code.

Sec. 3.40.020. Tax.

A. Commercial Cannabis Tax (non-cultivation). Every person conducting a commercial cannabis operation other than cultivation in the City, regardless of whether such operation has a valid permit pursuant to this Code, shall pay, on a per-Term basis, a commercial cannabis tax (non-cultivation) of not more than eight percent (8%) of the proceeds of the commercial cannabis operation.

B. Commercial Cannabis Cultivation Tax. Every person conducting a commercial cannabis operation involving cultivation in the City, regardless of whether such

operation has a valid permit pursuant to this Code, shall pay a maximum commercial cannabis cultivation tax of no more than twenty-five dollars ($25) per square foot per fiscal year (July 1 to June 30) for space utilized as cultivation area. Notwithstanding the foregoing, taxes imposed on space utilized as cultivation area shall be adjusted annually on July 1 of each year, commencing July 1, 2023, after the date of imposition based on changes in the Consumer Price Index ("CPI") for all urban consumers in the Los Angeles-Long Beach-Anaheim areas (or similar index) as published by the United States Government Bureau of Labor Statistics for the prior calendar year; provided, however, no adjustment shall decrease any maximum tax imposed by this chapter.

C. Purpose of Tax. The revenue generated by the commercial cannabis tax and the commercial cannabis cultivation tax may be spent for unrestricted general revenue purposes.

D. Intent of Tax. The taxes provided for in this chapter do not authorize any commercial cannabis operation or use that is not otherwise expressly allowed by this Code. The taxes provided for in this chapter are intended to both allow the City to levy the taxes on commercial cannabis operations and uses that are authorized or allowed in the City as of the date of enactment of this chapter and to provide the City with the ability to levy the taxes on potential future commercial cannabis operations and uses that may after enactment of this chapter be allowed in the City by local ordinance or initiative. The taxes imposed by this chapter are in addition to all other applicable taxes imposed by this Code, including, but not limited to, the sales and use tax imposed by Chapter 3.04 of Title 3 and the business license fees imposed by Chapter 5.04 of Title 5.

E. Automatic Maximum Rates. The tax rates of the commercial cannabis tax (non-cultivation) and the commercial cannabis cultivation tax shall automatically be set at the maximum rates specified in this chapter each July 1 unless established otherwise at a lower rate by resolution or ordinance of the City Council.

F. Authority to Levy Tax at Lower than Maximum Authorized Rate. The City Council may, at any time, by resolution or ordinance and without voter approval, levy the tax at any rate lower than the maximum rate authorized by this chapter; provided, however, the maximum tax rate permitted to be levied without further voter approval shall be and remain the maximum tax rate set forth in this chapter.

G. Future Exemptions, Exceptions, Penalties and Interest Permitted. The City Council may establish exemptions, incentives, or other reductions, and penalties and interest charges or determinations of tax due for failure to pay the tax in a timely manner, as otherwise allowed by this Code or California law. No action by the City Council under this section shall prevent it from later increasing the tax or removing any exemption, incentive, or reduction, and thereby restoring the maximum tax specified in this chapter.

Sec. 3.40.030. Operation of Tax.

A. Failure to pay the taxes set forth in this chapter shall be subject to penalties, interest charges, and determinations of tax due as set forth in this chapter and as the City Council may establish, and the City may use any or all other enforcement remedies provided for in this Code, or pursuant to state law.

B. The payment of the tax required pursuant to this chapter shall not be construed as authorizing the conduct or continuance of any illegal business or of a legal business

in an illegal manner. Nothing in this chapter shall be construed to authorize commercial cannabis operations.

C. Taxes provided for hereunder are not sales or use taxes and shall not be calculated or assessed as such. The taxes shall not be separately identified or otherwise specifically assessed or charged to any individual, consumer or customer; rather, the taxes are imposed upon the commercial cannabis operation.

D. The City Manager shall promulgate rules, regulations, and procedures to implement and administer this chapter to ensure the efficient and timely collection of the tax imposed by this chapter, including without limitation, formulation and implementation of penalties and interest to be assessed for failure to pay the tax as provided.

Sec. 3.40.040. Returns and Remittances.

The tax shall be due and payable as follows:

A. Each person owing tax, within 45 days (or such other period as may be established by the City Manager) after the conclusion of each Term, shall prepare and submit a tax return to the City Manager. The tax return shall include all information necessary to determine the amount of tax owed for the subject Term, including the proceeds of the commercial cannabis operation (for all operations other than cultivation) and the total square footage of space utilized as cultivation area, for cultivation operations. At the time the tax return is filed, the full amount of the tax owed for the preceding term shall be remitted to the City. Where the Term is set on an annual basis, the City Manager may require prorated payments or estimated tax payments on more frequent intervals during the Term, as such intervals may be established by the City Manager.

B. All tax returns shall be completed on forms provided by the City Manager.

C. Tax returns and payments for all outstanding taxes owed the City are immediately due to the City Manager upon cessation of business of a commercial cannabis operation for any reason or upon sale of a commercial cannabis operation.

D. Whenever any payment, statement, report, request or other communication received by the City Manager is received after the time prescribed by this section for the receipt thereof, but is in an envelope bearing a postmark showing that it was mailed on or prior to the date prescribed in this section for the receipt thereof, or whenever the City Manager is furnished substantial proof that the payment, statement, report, request, or other communication was in fact deposited in the United States mail on or prior to the date prescribed for receipt thereof, the City Manager may regard such payment, statement, report, request, or other communication as having been timely received. If the due date falls on a date the City Hall is closed, or on a Saturday, Sunday, or federal holiday, the due date shall be the next regular business day on which the City Hall is open to the public following the due date.

E. Unless otherwise specified in this chapter, taxes shall be deemed delinquent if not paid on or before the due date pursuant to this section.

F. The City Manager is not required to send a delinquency or other notice or bill to any person subject to payment of tax pursuant to this chapter, and failure to send such notice or bill shall not affect the validity of any tax or penalty due under this chapter.

Sec. 3.40.050. Failure to Pay Tax.

Any person who fails or refuses to pay any tax required to be paid pursuant to this chapter on or before the due date shall pay penalties and interest as follows:

A. A penalty of no more than twenty-five percent (25%) of the amount of tax remaining unpaid (in addition to the amount of unpaid tax), plus interest on the unpaid tax calculated from the due date of the tax at a rate not to exceed twelve percent (12%) per year (or one percent (1%) per month), and these penalties and interest rates will automatically be set at the maximum amounts unless established otherwise as a lower amount by resolution of the City Council.

B. Whenever a check is submitted in payment of a tax and the check is subsequently returned unpaid by the bank upon which the check is drawn, and the check is not redeemed prior to the due date, the taxpayer will be liable for the tax amount due plus penalties and interest as provided for in this section, as well as any other amount allowed under state law.

C. The tax due shall be that amount due and payable from the operative date of this chapter.

D. The City Manager may waive the penalties of up to twenty-five percent (25%) each imposed upon any person if:

1. The person provides evidence satisfactory to the City Manager that failure to pay timely was due to circumstances beyond the control of the person and occurred notwithstanding the exercise of ordinary care and the absence of willful neglect, and the person paid the delinquent tax and accrued interest owed the City prior to applying to the City Manager for a waiver.

2. The waiver provisions specified in this subsection shall not apply to interest accrued on delinquent tax, and a waiver shall be granted no more than once during any twenty-four month period for any given payor of commercial cannabis tax (non-cultivation), and no more than once during any five (5) year period for any given payor of commercial cannabis cultivation tax.

Sec. 3.40.060. Refunds and Claims.

A. No refund or claim shall be made of any tax collected pursuant to this chapter, except as provided in this section.

B. No refund of any tax collected pursuant to this chapter shall be made because of the discontinuation, dissolution, or other termination of an operation.

C. Any person entitled to a refund of taxes paid pursuant to this chapter may elect in writing to have such refund applied as a credit against cannabis business taxes for the next term.

D. Whenever the amount of any tax, penalty, or interest has been overpaid, paid more than once, or has been erroneously or illegally collected or received by the City under this chapter, such amount may be refunded to the claimant who paid the tax, provided that a written claim for refund is filed with the City Manager if the claim is equal to or less than $5,000 and the City Council if the claim is more than $5,000. Refund claims must be filed as set forth above within one year of the subject tax payment pursuant to Government Code Section 911.2. Each person requesting a refund or making a claim shall file the claim as provided herein. The submission of a written

claim, which shall be acted upon by the City Manager if less than or equal to $5,000 or the City Council if more than $5,000, shall be a prerequisite to suit thereon. (See Section 935 of the California Government Code). The City Manager, or the City Council where the claim is in excess of $5,000, shall act upon the refund claim within the time period set forth in Government Code Section 912.4. If the City Council fails or refuses to act on a refund claim within the time prescribed by Government Section 912.4, the claim shall be deemed to have been rejected by the City Council on the last day of the period within which the City Council was required to act upon the claim as provided in Government Code Section 912.4. The City Manager or City Clerk or other officer charged with such duty shall give notice of the action in a form that substantially complies with that set forth in Government Code Section 913. To the extent allowed by law, nothing herein shall permit the filing of a claim on behalf of a class or group of taxpayers unless each member of the class has submitted a written claim as provided by this Section 3.40.060.

E. The City Manager shall have the right and authority to examine and audit all the books and business records of the claimant in order to determine the eligibility of the claimant to the claimed refund. No claim for refund shall be allowed if the claimant therefor refuses to allow such examination of claimant's books and business records after request by the City Manager to do so. The authorization herein shall extend to any agent hired by the City to audit the books, including an independent auditor.

F. In the event that the tax was erroneously paid and the error is attributable to the City, the entire amount of the tax erroneously paid shall be refunded to the claimant. If the error is attributable to the claimant, the City shall retain the amount set forth in this chapter from the amount to be refunded to cover expenses.

G. The City Manager shall initiate a refund of any tax which has been overpaid or erroneously collected whenever the overpayment or erroneous collection is revealed by a City audit of tax receipts. In the event that the tax was erroneously paid and the error is attributable to the City, the entire amount of the tax erroneously paid shall be refunded to the claimant. If the error is attributable to the claimant, the City shall retain the amount set forth in this chapter from the amount to be refunded to cover expenses.

Sec. 3.40.070. Enforcement.

A. It shall be the duty of the City Manager to enforce each and all of the provisions of this chapter.

B. For purposes of administration and enforcement of this chapter generally, the City Manager, with the assistance of the City Attorney, may from time to time promulgate administrative rules and regulations.

C. The City Manager shall have the power to audit and examine all books and records of operations as well as persons engaged in the conducting of an operation, including both state and federal income tax returns, California sales tax returns, logs, receipts, bank records, or other evidence documenting the proceeds of the operation and/or space utilized as cultivation area, or persons engaged in the conduct of an operation, for the purpose of ascertaining the amount of tax, if any, required to be paid by the provisions of this chapter, and for the purpose of verifying any statements or any item thereof when filed by any person pursuant to this chapter. If such operation or person, after written demand by the City Manager, refuses to make available for audit, examination or verification such books, records, or equipment as the City Manager

requests, the City Manager may, after full consideration of all information within the City Manager's knowledge concerning the operation and activities of the person so refusing, make a determination of tax due in the manner provided in Section 3.40.080.

D. The City Manager shall have the power to enter upon the premises upon reasonable notice to the commercial cannabis operation at least once per Term for the purposes of determining space utilized as cultivation area, to review items requested in subsection C of this section or as otherwise needed for enforcement of this chapter.

E. The conviction and punishment of any person for failure to pay the required tax shall not excuse or exempt such person from any civil action for the tax debt unpaid at the time of such conviction. No civil action shall prevent a criminal prosecution for any violation of the provisions of this chapter or of any state law requiring the payment of all taxes.

F. Any person violating any provision of this chapter or any regulation or rule passed in accordance herewith, or knowingly or intentionally misrepresenting to any officer or employee of the City any material fact, either concerning the operation and administration of this chapter, or as provided for in this chapter, shall be deemed guilty of a misdemeanor. Notwithstanding the foregoing, the City Attorney/Prosecutor, in his or her discretion, may elect to charge and prosecute any violation as an infraction in lieu of a misdemeanor or to not charge and prosecute at all.

Sec. 3.40.080. Debts; Deficiencies; Determinations; Hearings.

A. The amount of any tax, penalties, and interest imposed by this chapter shall be deemed a debt to the City, and any person conducting an operation without also making payment to the City of the taxes, penalties and interest imposed by this chapter shall be liable in an action in the name of the City in any court of competent jurisdiction for the full amount of the tax, and penalties and interest owed by such operation.

B. If the City Manager is not satisfied that any statement filed as required by this chapter is correct, or that the amount of tax is correctly computed, the City Manager may compute and determine the amount to be paid and make a deficiency determination upon the basis of the facts contained in the statement or upon the basis of any information in his or her possession or that may come into his or her possession. One or more deficiency determinations of the amount of tax due for a period or periods may be made. When a person ceases or discontinues an operation, a deficiency determination may be made at any time within three years thereafter as to any liability arising from engaging in such business whether or not a deficiency determination is issued prior to the date the tax would otherwise be due.

C. Under any of the following circumstances, the City Manager may make and give notice of a determination of the amount of tax owed by a person under this chapter:

1. If the person has not filed any statement or return required by this chapter.

2. If the person has not paid any tax due under the provisions of this chapter.

3. If the person has not, after demand by the City Manager, filed a corrected statement or return, or furnished to the City Manager adequate substantiation of the information contained in a statement or return already filed, or paid any additional amount of tax due under this chapter.

4. If the City Manager determines that the nonpayment of any tax due under this chapter is due to fraud, a penalty of twenty-five percent (25%) of the amount

of the tax shall be added thereto in addition to penalties and interest otherwise stated in this chapter.

5. The notice of determination shall separately set forth the amount of any tax known or estimated by the City Manager, after consideration of all information within his or her knowledge concerning the business and activities of the person assessed, to be due under this chapter, and such notice shall include the amount of any penalties or interest accrued on each amount to the date of the notice of determination.

6. The notice of determination shall be served upon the person either by handing it to him or her personally, or by a deposit of the notice in the United States mail, postage prepaid thereon, addressed to the person at the address of the location of the business appearing on the face of the business tax certificate issued under this Code or to such other address as such person shall register with the City Manager for the purpose of receiving notices provided under this chapter; or, should the person have no business tax certificate issued and should the person have no address registered with the City Manager for such purpose, then to such person's last known address. For the purposes of this section, a service by mail is complete at the time of deposit in the United States mail.

D. Within ten days after the date of service of a notice of determination of the amount of tax owed by a person under this chapter, or other determination of the City Manager pursuant to subsection (C)(5) of this section, the person may apply in writing to the City Manager for a hearing on the determination. If application for a hearing before the City is not timely made, the tax assessed by the City Manager shall become final. The procedures for such a hearing shall be conducted as required by law and as follows:

1. The City Council delegates its authority to conduct such a hearing on the determination to an independent hearing officer. The compensation of the hearing officer shall not depend on any particular outcome of the appeal. The hearing officer shall have full authority and duty to preside over the hearing on the determination in the manner set forth herein and as required by law.

2. Within 30 days of the receipt of any such application for hearing, the City Manager shall cause the matter to be set for hearing before the independent hearing officer, unless a later date is agreed to by the City Manager and the person requesting the hearing.

3. Notice of the hearing shall be given by the City Manager to the person requesting the hearing not later than five days prior to the date of the hearing. For good cause, the hearing officer may continue the administrative hearing from time to time. At the hearing, the applicant may appear and offer evidence to show why the determination of the City Manager should not be confirmed and fixed as the tax due or the other determination of the City Manager pursuant to subsection (C)(5). In conducting the hearing, the hearing officer shall not be limited by the technical rules of evidence. Failure of the person who applied for a hearing on the determination to appear shall not affect the validity of the proceedings or order issued thereon.

4. Upon conclusion of the hearing, or no later than 10 days after the conclusion of the hearing, the hearing officer shall determine and reassess the proper tax

to be charged or make such other determination as provided in subsection (C)(5) and shall give written notice to the person in the manner prescribed in this chapter for giving notice of determination, and the hearing officer shall submit its decision and the record to the City Clerk. The decision of the hearing officer shall be final.

5. The provisions of this section apply to any decision, deficiency determination, assessment, or other decision or ruling of the City Manager, except decisions made pursuant to Section 3.40.060 (Refunds and Claims). Any person aggrieved by any decision subject to this section shall comply with the hearing procedure of this section. Pursuant to Government Code Section 935(b), compliance with this section shall be a prerequisite to a suit thereon. To the extent allowed by law, nothing herein shall permit the filing of a claim or action on behalf of a class or group of taxpayers.

Sec. 3.40.090. – Operative date.

This chapter shall be operative ten (10) days after the date that the City Council declares that a majority of the City's voters voting at the November 8, 2022, election have voted in favor of this chapter at such election.

Sec. 3.40.100. City Council Authority to Amend.

The City Council has the right and authority to amend this chapter, to further its purposes and intent (including but not limited to amendment for more efficient administration as determined by the City Council), in any manner that does not increase a tax rate, or otherwise constitute a tax increase for which voter approval is required by Article XIII C of the California Constitution, pursuant to Elections Code Section 9217.

Sec. 3.40.110. City Councilmember Conflicts of Interest.

Notwithstanding any other provision of this Chapter, prior to participating in any decision relating to a cannabis business, each city councilmember shall do all of the following

1. Disclose on the record any financial interest in the cannabis business that is subject to the decision.

2. Disclose on the record any campaign contributions and benefits or gifts received from the cannabis business that is subject to the decision.

3. Disclose on the record any ex parte communications that the city councilmember may have had with a cannabis business that is the subject of the decision.

4. Each city councilmember shall warrant and represent, on the record and in a form approved by the City Council, that they have complied with these requirements and all applicable law.

If it is later determined that a city councilmember has not complied with the above requirements or if it is determined that a city councilmember has violated applicable law, then the city councilmember is disqualified from all decisions relating to the cannabis business subject to the decision. The requirements of this Section 3.40.110 shall be in addition to any applicable law, including, without limitation, the California Political Reform Act and the related regulations of the Fair Political Practices Commission."

SECTION 11. SEVERABILITY. If any provision, section, paragraph, sentence, phrase, or word of this Ordinance is, rendered or declared invalid, illegal, or unconstitutional by any final action in a court of competent jurisdiction or by reason or any preemptive legislation, such constitutionality, illegality or invalidity shall only affect such provison, section, paragraph, sentence, phrase, or word and shall not affect or impair any remaining provisions, sections, paragraphs, sentences, phrases, or words, or the application of this Ordinance to any other perosn or circumstance, and to that end, the provisons hereof are severalble. It is hereby declared to the the inteinto of the People of the City that this Ordinance would have been adopted had such unconstitutional, illegal or invalid provision, section, paragraph, sentence, phrase, or word not been included herein.

SECTION 12. APPROPRIATIONS LIMIT. Pursuant to Article XIIIB of the California Constitution, the appropriations limit for the City of South El Monte is increased to the maximum extent over the maximum period of time allowed under the law consistent with the revenues generated by this tax.

SECTION 13. CONFLICTING MEASURES. The People of the City find and declare that the provisions of this Ordinance relating to the regulation and taxation of commercial cannabis operations in the City may conflict with one or more provisions of other initiative measures. It is the intent of the People that if this Ordinance receives a greater number of affirmative votes than a conflicting measure at the same election, this Ordinance shall prevail in its entirety over a conflicting measure.

SECTION 14. AMENDMENT. Following the operative date of this Ordinance, the City Council may, pursuant to the procedures set forth in the State Government Code and the City Municipal Code and without prior approval of the electorate, amend this Ordinance including Chapter 5.26 (Cannabis Activities) of Title 5 (Business Taxes, Licenses, and Regulations) of the City Municipal Code, with the exception of Section 5.26.060 of the City Municipal Code, which may only be amended (i) if ordered to do so by a court of competent jurisdiction as a judicial remedy or (ii) by a vote of the People of the City.

SECTION 15. CEQA. The City Council finds that this Ordinance is not subject to the CEQA pursuant to both the exemption provided by Sections 15060(c)(3) and 15061(b)(3) of the CEQA Guidelines.

SECTION 16. OPERATIVE DATE. This Ordinance shall be operative 10 days after the date that the City Council declares that a majority of the City's voters voting at the November 8, 2022, election have voted in favor of a cannabis-related measure at such election.

SECTION 17. CERTIFICATION. The Mayor of the City of South El Monte is hereby authorized and ordered to attest to the adoption of the Ordinance by the voters of the City of South El Monte by signing where indicated below.

PASSED, APPROVED and ADOPTED by the People of the City of South El Monte, California voting on the 8th day of November 2022.

Gloria Olmos, Mayor

ATTEST:

Donna G. Schwarz, City Clerk

APPROVED AS TO FORM:

Anthony R. Taylor, City Attorney

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Account Number:	5007855
Ad Order Number:	0011576380
Customer's Reference/PO Number:	
Publication:	San Gabriel Valley Tribune
Publication Dates:	12/15/2022
Total Amount:	$563.01
Payment Amount:	$0.00
Amount Due:	$563.01
Notice ID:	BNWUyoQpSF9yBzNSWZ7h
Invoice Text:	ORDINANCE NO. 1260 AN ORDINANCE (“ORDINANCE”) OF THE PEOPLE OF THE CITY OF SOUTH EL MONTE, CALIFORNIA, AMENDING CHAPTER 5.26 (CANNABIS ACTIVITIES) OF TITLE 5 OF THE SOUTH EL MONTE MUNICIPAL CODE TO ONLY PERMIT CANNABIS COMMERCIAL OPERATIONS THAT INVOLVE THE ACTIVITY OF RETAILER (MEDICAL/ADULT USE); REPEALING CHAPTER 17.31 OF TITLE 17 OF THE SOUTH EL MONTE MUNICIPAL CODE, RELATING TO CANNABIS ACTIVITY PROHIBITIONS; AMENDING SOUTH EL MONTE MUNICIPAL CODE SECTIONS 17.14.030, 17.16.030, AND 17.18.030(O), RELATING TO PERMITTED USES IN THE COMMERCIAL (C), COMMERCIAL-MANUFACTURING (C-M), AND MANUFACTURING (M) ZONES; ADDING SECTION 9.08.045 TO CHAPTER 9.08 OF TITLE 9 OF THE SOUTH EL MONTE MUNICIPAL CODE; AMENDING SOUTH EL MONTE MUNICIPAL CODE SECTION 5.04.045, RELATING TO BUSINESS LICENSE REQUIREMENTS FOR COMMERCIAL CANNABIS RETAILERS; AND APPROVING A GENERAL CANNABIS BUSINESS TAX BY ADDING CHAPTER 3.40 (CANNABIS BUSINESS TAX) TO TITLE 3 OF THE SOUTH EL MONTE MUNICIPAL CODE NOTICE IS HEREBY GIVEN THAT at a regular city council meeting held Tuesday, August 2, 2022, the City of South El Monte City Council adopted Resolution No. 22-68, Calling for an Election with City Cannabis Measure (Ordinance No. 1260) and Requesting Consolidation. Resolution No. 22-68 submitted Ordinance No. 1260 to the voters for their consideration at the General Municipal Election held Tuesday November 8, 2022. Ordinance No. 1260 was approved by the voters at the General Municipal Election held Tuesday November 8,

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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 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:

12/15/2022

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

Executed at Monrovia, California
On this 15th day of December, 2022.

Eva Almeida
Signature

ORDINANCE NO. 1260

AN ORDINANCE ("ORDINANCE") OF THE PEOPLE OF THE CITY OF SOUTH EL MONTE, CALIFORNIA, AMENDING CHAPTER 5.26 (CANNABIS ACTIVITIES) OF TITLE 5 OF THE SOUTH EL MONTE MUNICIPAL CODE TO ONLY PERMIT CANNABIS COMMERCIAL OPERATIONS THAT INVOLVE THE ACTIVITY OF RETAILER (MEDICAL/ADULT USE); REPEALING CHAPTER 17.31 OF TITLE 17 OF THE SOUTH EL MONTE MUNICIPAL CODE, RELATING TO CANNABIS ACTIVITY PROHIBITIONS; AMENDING SOUTH EL MONTE MUNICIPAL CODE SECTIONS 17.14.030, 17.16.030, AND 17.18.030(O), RELATING TO PERMITTED USES IN THE COMMERCIAL (C), COMMERCIAL-MANUFACTURING (C-M), AND MANUFACTURING (M) ZONES; ADDING SECTION 9.08.045 TO CHAPTER 9.08 OF TITLE 9 OF THE SOUTH EL MONTE MUNICIPAL CODE; AMENDING SOUTH EL MONTE MUNICIPAL CODE SECTION 5.04.045, RELATING TO BUSINESS LICENSE REQUIREMENTS FOR COMMERCIAL CANNABIS RETAILERS; AND APPROVING A GENERAL CANNABIS BUSINESS TAX BY ADDING CHAPTER 3.40 (CANNABIS BUSINESS TAX) TO TITLE 3 OF THE SOUTH EL MONTE MUNICIPAL CODE

NOTICE IS HEREBY GIVEN THAT at a regular city council meeting held Tuesday, August 2, 2022, the City of South El Monte City Council adopted Resolution No. 22-68, Calling for an Election with City Cannabis Measure (Ordinance No. 1260) and Requesting Consolidation. Resolution No. 22-68 submitted Ordinance No. 1260 to the voters for their consideration at the General Municipal Election held Tuesday November 8, 2022. Ordinance No. 1260 was approved by the voters at the General Municipal Election held Tuesday November 8, 2022. The City Clerk certified the November 8, 2022, election results of said ordinance to the City Council at the meeting held December 13, 2022, and the City Council adopted Resolution No 22-90 declaring the results of the November 8, 2022, election showing that Ordinance No. 1260 was approved by the voters. Pursuant to Elections Code Section 9217, Ordinance No. 1260 is considered adopted as of December 13, 2022, and effective 10 days after.

As adopted by the voters, Ordinance No. 1260 makes several changes to the South El Monte Municipal Code. The effect of these changes is that limited cannabis retail businesses (1 adult-use/medical with option of up to 3 total after the measure's 1st year) are permitted and regulated within the City. The locations of these uses are also limited to certain zones (e.g., commercial or commercial-manufacturing zones), and further, subject to certain distance requirements (e.g., must be least 1,000 feet from alcohol or drug treatment facility, day care center, religious institution, school, or youth center). It also establishes a general tax at a maximum 8% of nonculitivation cannabis business proceeds and $25/square foot of cultivation space (with CPI increases) applicable to permitted/unpermitted businesses. The taxes would be imposed until ended by voters.

A full and complete copy is available in the Office of the City Clerk located at 1415 Santa Anita Avenue, South El Monte, California

Published pursuant to Government Code Section 36933.

By: /s/ Donna G. Schwartz, CMC, City Clerk, Elections Official

San Gabriel Valley Tribune
Published: 12/15/22

ATTACHMENT D

ORDINANCE NO. 1268

AN ORDINANCE OF THE SOUTH EL MONTE CITY COUNCIL AMENDING CHAPTER 5.26 OF TITLE 5 OF THE SOUTH EL MONTE MUNICIPAL CODE THEREBY AMENDING THE CITY'S CANNABIS REGULATIONS IN RELATION TO APPLICATION SELECTION CRITERIA, MAKE CLARIFICATION CHANGES, AND MAKE SUCH OTHER CHANGES IN ORDER TO IMPROVE THE ADMINISTRATION THEREOF

WHEREAS, on November 8, 2022, the voters of the City of South El Monte adopted Ordinance No. 1260, which added Chapter 5.26 to Title 5 of the South El Monte Municipal Code ("SEMMC") and which authorized and taxes certain cannabis businesses within the City of South El Monte ("City"); and

WHEREAS, Section 14 of Ordinance No. 1260 and SEMMC Section 5.26.250 permit the City Council to amend the voter-approved cannabis regulations, provided that such amendments do not increase the adopted tax rate and, further, do not amend SEMMC Section 5.26.060; and

WHEREAS, by adoption of this Ordinance, the City Council does not intend to amend Chapter 5.26 of Title 5 of the SEMMC in manner that violates Section 14 of Ordinance No. 1260 and SEMMC Section 5.26.250; and

WHEREAS, the City Council desires to amend its cannabis business regulations provided in Chapter 5.26 of Title 5 of the SEMMC ("Chapter 5.26") so that the City is better able to administer thereof.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH EL MONTE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The recitals set forth above are incorporated herein by this reference.

SECTION 2. CEQA. The City Council finds that the amended ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Regulations 15060(c)(3) and 15061(b)(3). Section 15060(c)(3) of the CEQA Guidelines, excludes from CEQA review, those activities that are not "projects" within the meaning of Section 15378 of the California Code of regulations. The amendment to the ordinance does not increase the number of cannabis businesses and it does not change any building regulations or requirements that could be an environmental impact. In addition, CEQA Guidelines Section 15061(b)(3) includes the general rule that CEQA applies only to activities which 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 activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The amended ordinance makes changes to the City's cannabis regulations in order to improve the administration of the City's cannabis regulations and cannabis businesses. As such, it can be seen with a certainty that there will be no impact upon the environment due to the approval of the amended ordinance. Furthermore, the adoption of the amended ordinance is exempt from CEQA because the creation of a government funding mechanism which does not involve any commitment to any specific project is not a "project" under CEQA pursuant to Public Resources Code Section 21080 and CEQA Guideline 15378(b)(4).

SECTION 3. Amendment to Chapter 5.26. Chapter 5.26 is hereby amended in its entirety as provided in Exhibit A of this Ordinance (For the purposes of Exhibit A, ~~strikethroughs~~ represent deletions and double underline represent additions).

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 5. Certification and publication. The ordinance shall take effect on January 1, 2023 and within (5) days after its passage, the City Clerk of the City of South El Monte shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and the Building Official shall cause the same to be filed with the California Building Standards Commission. And within (15) days after its passage, the City Clerk shall certify to the adoption of this ordinance and shall cause a summary of same to be published once in a newspaper of general circulation within the City of South El Monte.

PASSED, APPROVED, AND ADOPTED this 26th day of September, 2023.

Gloria Olmos, Mayor

ATTEST:

Donna G. Schwartz, City Clerk

APPROVED AS TO FORM:

Anthony R. Taylor, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SOUTH EL MONTE)

I, Donna G. Schwartz, City Clerk of the City of South El Monte, do hereby certify that the foregoing ordinance, being Ordinance No. 1268 was passed and approved by the City Council of the City of South El Monte at a regular meeting of said Council held on the 26th day of September, 2023 by the following vote:

AYES: Councilmember(s): Acosta, Mayor Pro Tem Angel, and Mayor Olmos
NOES: Councilmember(s): Delgado
ABSTAIN: Councilmember(s): Bojorquez

Donna G. Schwartz, City Clerk

Chapter 5.26 COMMERCIAL CANNABIS OPERATIONS REGULATORY PROGRAM

5.26.010 Purpose and intent.

A. The purpose of this chapter is to establish a comprehensive set of regulations with an attendant regulatory permit applicable to the operation of certain types of commercial cannabis operations, while simultaneously establishing an express prohibition on certain other types of commercial cannabis operations.

B. The regulations for, and prohibitions on, specific types of commercial cannabis operations are enacted to preserve the public health, safety, and welfare of the residents and visitors of the city, consistent with the state's Compassionate Use Act of 1996, Medical Marijuana Program Act of 2003, Adult Use of Marijuana Act of 2016 MAUCRSA, and all applicable state laws governing commercial cannabis operations.

C. The issuance of a commercial cannabis operation permit shall constitute a revocable privilege and shall not create or establish any vested rights for the development or use of a property.

D. This chapter and any administrative regulations adopted pursuant to this chapter shall be known as the "commercial cannabis operations regulatory program" or the "program."

5.26.020 Commercial cannabis operation prohibited without city commercial cannabis operation permit.

It is unlawful to own, establish, operate, use, or permit the establishment or activity of a commercial cannabis operation, or to participate in commercial cannabis operations as an employee, contractor, agent, volunteer, or in any manner or capacity, other than as provided in this chapter and pursuant to both a current and valid city commercial cannabis operation permit, as well as the equivalent state license for such commercial cannabis operation as provided for by Section 26050 of the State Business and Professions Code, and as amended from time to time. The prohibition contained in this section shall include renting, leasing, or otherwise permitting a commercial cannabis operation to occupy or use a location, vehicle, or other mode of transportation.

5.26.030 Definitions.

As used in this chapter, the following words and phrases shall have the following meanings. Words and phrases not specifically defined below shall have the meanings ascribed to them elsewhere in this Code or shall otherwise be defined by common usage. For definitions of nouns, the singular shall also include the plural; for definitions of verbs, all verb conjugations shall be included. Any reference to state statutes includes any regulations promulgated thereunder and is deemed to include any successor or amended version of the referenced statute or regulatory provision.

"Adult use" (i.e., "recreational" or "non-medical") refers to activity involving cannabis or cannabis products, which is restricted to adults twenty-one years of age and older and who do not possess a physician's recommendation, in contrast to an activity involving medical cannabis or medical cannabis products.

"Alcohol or drug treatment facility" shall have the same definition as "alcoholism or drug abuse recovery or treatment facility" as defined in Section 11834.02(a) of the State Health and Safety Code, which currently defines the term as "any premises, place, or building that provides residential nonmedical services to adults who are recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who need alcohol, drug, or alcohol and drug recovery treatment or detoxification services." Further, "alcohol or drug treatment facility" shall also include such a facility that provides treatment for minors to the extent permitted by law.

"Applicant" means a person who files an application for a commercial cannabis operation permit under this chapter (and shall not include the owners or the managers of the applicant).

"Cannabis" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis. "Cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

"Cannabis concentrate" means cannabis that has undergone a process to concentrate one or more active cannabinoids, thereby increasing the product's potency. Resin from granular trichomes from a cannabis plant is a concentrate for purposes of this chapter. A cannabis concentrate is not considered food, as defined by Section 109935 of the Health and Safety Code, or a drug, as defined by Section 109925 of the Health and Safety Code.

"Cannabis products" means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

"City" means the city of South El Monte, state of California.

"City attorney" means the city of South El Monte city attorney, and includes his or her designee(s).

"City council" means the city council of the city of South El Monte.

"City manager" means the city of South El Monte city manager, and includes his or her designee(s).

"Code" means the city of South El Monte Municipal Code, as may be amended.

"Commercial cannabis operation" includes the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery, or sale (including retail and wholesale, and including medical-only and adult-use sales) of cannabis and cannabis products; except, as applicable, the activities provided in Section 5.26.220(A) or as preempted by state law.

"Commercial cannabis operation permit" shall mean a city permit issued pursuant to the procedures provided for in this chapter allowing the permit holder to operate a specific type of commercial cannabis operation in the city subject to the requirements of this chapter, state law, and the specific permit.

"County" means the county of Los Angeles, state of California.

"Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

"Customer" means a natural person twenty-one years of age or over or a natural person eighteen years of age that is a qualified patient or primary caregiver.

"Day care center" means, a facility other than a family day care home, infant centers, toddler, preschool, and school age children licensed by the State Department of Social Services pursuant to Section 1596.951 of the State Health and Safety Code. Pursuant to the authority delegated by the state to the city under Section 26054(b) of the State Business and Professions Code, this definition of "day care center" under this chapter shall override the definition of "day care center" in MAUCRSA at Section 26001 of the State Business and Professions Code.

"Delivery" means the commercial transfer of cannabis or cannabis products to a customer, and includes the use of any technology platform owned and controlled by the same person making such use.

"Director" means the city of South El Monte community development director, and includes his or her designee(s).

"Distribution" means the procurement, sale, and transport of cannabis and cannabis products between entities licensed for and/or engaged in commercial cannabis operations under state law.

"Distributor" means a person engaged in distribution.

"Edible" means cannabis product that is intended to be used, in whole or in part, for human consumption, including, but not limited to, chewing gum, but excluding products set forth in Division 15 (commencing with Section 32501) of the Food and Agricultural Code. An edible cannabis product is not considered food, as defined by Section 109935 of the State Health and Safety Code, or a drug, as defined by Section 109925 of the State Health and Safety Code.

"Employee" means any person (whether paid or unpaid) who provides regular labor or regular services for a commercial cannabis operation, including, but not limited to, at the location of a commercial cannabis operation. The term "employee" includes managers and owners as used in this chapter.

"Extraction" means the process of obtaining cannabis concentrates from cannabis plants, including, but not limited to, through the use of solvents like butane, alcohol or carbon dioxide.

"Finance director" means the city of South El Monte finance director, and includes his or her designee(s).

"Fire chief" means the Los Angeles County fire department chief, and includes his or her designee(s).

"Gross receipts" means, except as otherwise specifically provided herein, whether designated as a sales price, royalty, rent, commission, dividend, or other designation, the total amount (including all receipts, cash, credits, and property of any kind or nature) received or payable for sales of goods, wares, or merchandise without any deduction therefrom on account of the cost of the property sold, the cost of materials used, labor, or service costs, interest paid or payable, losses, or any other expense whatsoever. However, the following shall be excluded from gross receipts:

1. Cash discounts where allowed and taken on sales;

2. Any tax required by law to be included in or added to the purchase price and collected from the consumer or purchaser;

3. Such part of the sale price of any property returned by purchasers to the seller as refunded by the seller by way of cash or credit allowances or return of refundable deposits previously included in gross receipts;

4. Receipts derived from the occasional sale of used, obsolete, or surplus trade fixtures, machinery, or other equipment used by the taxpayer in the regular course of the taxpayer's business;

5. Cash value of sales, trades, or transactions between departments or units of the same business;

6. Whenever there are included within the gross receipts amounts which reflect sales for which credit is extended and such amount proved uncollectible in a given year, those amounts may be excluded from the gross receipts in the year they prove to be uncollectible; provided, however, if the whole or portion of such amounts excluded as uncollectible are subsequently collected, they shall be included in the amount of gross receipts for the period when they are recovered;

7. Receipts of refundable deposits, except that such deposits when forfeited and taken into income of the business shall not be excluded when in excess of one dollar; and

8. Any proceeds resulting from a transfer or change of ownership or control in the business.

"Identification card" has the same definition as provided for in Section 11362.7(g) of the State Health and Safety Code, and as may be amended, defined as "a document issued by the [State Department of Health Services] that identifies a person authorized to engage in the medical use of cannabis and the person's designated primary caregiver, if any."

"Labeling" means any label or other written, printed, or graphic matter upon cannabis or a cannabis product, upon its container or wrapper, or that accompanies any cannabis or cannabis product.

"Labor peace agreement" means an agreement between a cannabis retailer and any bona fide labor

organization that, at a minimum, protects the city's proprietary interests by prohibiting labor organizations and members from engaging in picketing, work stoppages, boycotts, and any other economic interference with a cannabis retailer. This agreement means that the cannabis retailer has agreed not to disrupt efforts by the bona fide labor organization to communicate with, and attempt to organize and represent, the cannabis retailer's employees. The agreement shall provide a bona fide labor organization access at reasonable times to areas in which the cannabis retailer's employees work, for the purpose of meeting with employees to discuss their right to representation, employment rights under state law, and terms and conditions of employment.

"Liquid assets" means assets that can be readily converted into cash. "Liquid assets" include, but are not limited to, the following: funds in checking or savings accounts, certificates of deposit, money market accounts, mutual fund shares, publicly traded stocks, and United States savings bonds. "Liquid assets" does not mean household items, furniture and equipment, vehicles, cannabis or cannabis products, business inventory, or real property and improvements thereto.

"Location" means any parcel of land, whether vacant or occupied by a building, group of buildings, or accessory buildings, and includes the buildings, structures, yards, open spaces, lot width, and lot area.

"Lighting" means the act of illuminating as well as the effect achieved by the arrangement of lights.

"LiveScan" means a system for inkless electronic fingerprinting and the automated background check developed by the California Department of Justice ("DOJ") that involves digitizing fingerprints and electronically transmitting the fingerprint image data along with personal descriptor information to computers at the DOJ for completion of a criminal record check; or such other comparable inkless electronic fingerprinting and automated background check process as determined by the city council.

"Manager" means an employee responsible for management and/or supervision of a commercial cannabis operation, including, but not limited to, any: (1) manager or managing member or other officer of a limited liability company; or (2) president, chief executive officer, secretary, treasurer, chief financial officer, or other officer of a for profit corporation.

"Manufacture" or "manufacturing" means to compound, blend, extract, infuse, or otherwise make or prepare a cannabis product; includes the activities of a manufacturer.

"Manufacturer" means a person that conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container; includes the activity of manufacturing.

"Marijuana" has the same definition as provided for "cannabis" in this chapter.

"MAUCRSA" means the State Medicinal and Adult-Use Cannabis Regulation and Safety Act, codified at Section 11018 et seq., of the State Health and Safety Code, Section 26001 et seq., of

the State Business and Professions Code, Section 34010 of the State Revenue and Tax Code, and Section 81000 et seq., of the State Food and Agriculture Department Code, as may hereinafter be amended.

"Medical" refers to activity involving medical cannabis or medical cannabis products, in contrast to an activity involving adult-use cannabis or adult-use cannabis products.

"Medical cannabis" or "medical cannabis product" means cannabis or a cannabis product used in compliance with state law for medical purposes, pursuant to the Compassionate Use Act (Section 11362.5 of the State Health and Safety Code), the Medical Marijuana Program Act (Section 113262.7 et seq., of the State Health and Safety Code), and the MAUCRSA.

"Microbusiness" shall have the same definition as provided for in Section 26070 of the State Business and Professions Code, and as may be amended.

"Minor" means a person under twenty-one years of age.

"Nursery" means a person that produces only clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of cannabis.

"Operations officer(s)" shall refer to the director, the fire chief, the police chief, the finance director and the city manager, individually or collectively.

"Owner" means any of the following:

1. A person owning in the aggregate equity interests representing ten percent or more of the voting power of all outstanding equity in the applicant or a commercial permittee;

2. The president, chief executive officer, secretary, treasurer, or chief financial officer of a nonprofit applicant or permittee; or

3. A member of the board of directors of a nonprofit applicant or permittee.

Notwithstanding the above, every applicant and permittee must have at least one individual person designated as an "owner" for the purpose of compliance with this chapter, including the review and evaluation of any commercial cannabis operation permit application.

"Package" means any container or receptacle used for holding cannabis or cannabis products.

"Packaging" or "packages" means an activity involved with placing cannabis or cannabis products in a package.

"Park" means public land which has been designated for park or recreational activities, including, but not limited to, a park, playground, nature trails, swimming pool, athletic field, basketball court, tennis court, pedestrian or bicycle paths, beaches, open space, or similar public land within the city or which is under the control, operation or management of the city recreation and parks department. "Park" shall not include any youth center.

"Permittee" means a person issued a commercial cannabis operation permit by the city.

"Person" means any individual, firm, co-partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit.

"Person with an identification card" has the same definition as provided for in Section 11362.7(c) of the State Health and Safety Code, and as may be amended, defined as "an individual who is a qualified patient who has applied for and received a valid identification card pursuant to this article."

"Physician's recommendation" means a determination from a physician that a patient's medical cannabis use is deemed appropriate and is recommended by the physician on the basis of the physician has determined that the patient's health would benefit from the use of cannabis in the treatment of cancer, anorexia, AIDS, chronic pain, spasticity, glaucoma, arthritis, migraine, or any other illness for which cannabis provides relief, in strict accordance with Section 11362.5 of the State Health and Safety Code.

"Police chief" means the Los Angeles County sheriff, and includes his or her designee(s).

"Police department" means the Los Angeles County sheriff's department.

"Premises" means the designated structure or structures and land specified in a commercial cannabis operation permit application that is owned, leased, or otherwise held under the control of the applicant or permittee where commercial cannabis operation will be or is conducted. The premises shall be a contiguous area and shall only be occupied by one permittee.

"Primary caregiver" has the same definition as provided for in Section 11362.7(d) of the State Health and Safety Code, and as may be amended, defined as "the individual, designated by a qualified patient or by a person with an identification card, who has consistently assumed responsibility for the housing, health, or safety of that patient or person." A "primary caregiver" shall also meet the requirements of Section 11362.7(e) of the State Health and Safety Code, and as may be amended, which provide that a "primary caregiver shall be at least eighteen years of age, unless the primary caregiver is the parent of a minor child who is a qualified patient or a person with an identification card or the primary caregiver is a person otherwise entitled to make medical decisions under state law pursuant to Section 6922, 7002, 7050, or 7120 of the Family Code."

"Qualified patient" has the same definition as provided for in Section 11362.7(f) of the State Health and Safety Code, and as may be amended, defined as "a person who is entitled to the protections of Section 11362.5, but who does not have an identification card issued pursuant to this article."

"Religious institution" means any church, synagogue, mosque, temple, or building which is used primarily for religious worship, religious education, and related religious activities.

"Residentially zoned property" means any parcel of land located within the city zoned: R-1 (single-family residential zone), R-2 (multiple residential zone), or R-3 (multiple residential zone).

"Retailer" means a person engaged in the retail sale or delivery of cannabis or cannabis products to a customer. "Retailer" includes "retailer (medical-only)" and "retailer (medical/adult use)." "Retailer (medical-only)" refers to a retailer which is restricted by the terms of its commercial cannabis operation permit to engaging in the retail sale or delivery of medical cannabis or cannabis products as stated in Section 5.26.120(A). "Retailer (medical/adult-use)" refers to a retailer which is not so restricted by the terms of its commercial cannabis operation permit, and which accordingly may engage in the retail sale or delivery of medical or adult-use cannabis or cannabis products to a customer.

"Retail sale(s)" means any commercial cannabis operation involving the retail sale of cannabis or cannabis products from a retailer.

"Sale(s)" means any sale, exchange, or barter or other transaction for any consideration.

"School" means as evidenced by the State Department of Education school directory, a public school instructing children in grades kindergarten through grade 12, as authorized by the State Department of Education or a private school instructing children in grades kindergarten through grade 12 that has filed a verification of private school affidavit with the State Department of Education pursuant to Section 33190 of the State Education Code, excluding any private school in which education is primarily conducted in a private home. Pursuant to the authority delegated by the state to the city under Section 26054(b) of the State Business and Professions Code, this definition of "school" under this chapter shall override the definition of "school" used in MAUCRSA or Section 11362.768 of the State Health and Safety Code.

"Site" means the premises and actual physical location of a commercial cannabis operation, as well as its accessory structures and parking areas.

"State" means the state of California.

"Testing laboratory" or "testing" refers to a laboratory, facility, or entity that offers or performs tests on cannabis or cannabis products; includes the activity of laboratory testing.

"Youth center" means: (1) any public or private facility that is primarily used to host recreational or social activities for minors, such as private youth membership organizations or clubs, social service teenage club facilities; or (2) a park, playground, or recreational area specifically designed to be used by children that may have play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any facility located on a public or private school grounds, or on city, county, or parks. "Youth center" shall not include any private martial arts, yoga, ballet, music, or similar studio of this nature nor shall it include any private athletic training facility, pizza parlor, restaurant, video arcade, dentist office, or doctor's office primarily serving children. Pursuant to the authority delegated by the state to the city under Section 26054(b) of the State Business and Professions Code, this definition of "youth center" under this chapter shall override the definition of "youth center" in MAUCRSA at Section 26001 of the State Business and Professions Code.

5.26.040 Prohibited commercial cannabis operations.

A. Commercial cannabis operations (including non-profit operations) within the city that involve the activities of non-storefront retailer (whether medical-only or medical/adult-use), cultivation, manufacturer, testing, distribution, or microbusiness are prohibited, including, but not limited to, commercial cannabis operations licensed by the state in the license classifications listed below as provided in Section 26050 of the State Business and Professions Code:

1. Type 1 = Cultivation; Specialty Outdoor; Small.
2. Type 1A = Cultivation; Specialty Indoor; Small.
3. Type 1B = Cultivation; Specialty Mixed Light; Small.
4. Type 1C = Cultivation; Specialty Cottage; Small.
5. Type 2 = Cultivation; Outdoor; Small.
6. Type 2A = Cultivation; Indoor; Small.
7. Type 2B = Cultivation; Mixed-light; Small.
8. Type 3 = Cultivation; Outdoor; Medium.
9. Type 3A = Cultivation; Indoor; Medium.
10. Type 3B = Cultivation; Mixed-Light; Medium.
11. Type 4 = Cultivation; Nursery.
12. Type 5 = Cultivation; Outdoor; Large.
13. Type 5A = Cultivation; Indoor; Large.
14. Type 5B = Cultivation; Mixed-Light; Large.
15. Type 6 = Manufacturer 1.
16. Type 7 = Manufacturer 2.
17. Type 8 = Testing.
18. Type 9 = Non-Storefront Retailer (Delivery Only).
19. Type 11 = Distributor.
20. Type 12 = Microbusiness.

B. The prohibition provided by above subsection A includes any similar activities authorized under new or revised state licenses, or any other state authorization, to allow any type, category or classification of cannabis commercial operations that involve the activities of non-storefront

retailer (Type 9, i.e., delivery only) (whether medical-only or medical/adult-use), cultivation, manufacturer, testing, distribution, microbusiness, or similar operations (including non-profit, collective or cooperative operations).

5.26.050 Permitted commercial cannabis operations.

A. Commercial cannabis operations (including non-profit operations) within the city which involve the activity of retailer (Type 10: medical-only and medical/adult-use) are allowed subject to issuance and maintenance of a valid and current city commercial cannabis operation permit, continuing adherence to this entire chapter and all applicable city and state regulations and laws, and issuance and maintenance of a valid and current equivalent state license type listed below, as provided for in Section 26050 of the State Business and Professions Code:

1. Type 10 = Retailer (Medical-Only; Medical/Adult-Use).

B. The requirements provided by above subsection A apply to any similar activities authorized under new or revised state licenses, or any other state authorization, to allow any type, category or classification of cannabis commercial operations that involve the activity of retailer (medical-only and medical/adult-use) or similar operations (including non-profit, collective or cooperative operations).

5.26.060 Maximum number of commercial cannabis operation permits.

A. The number of commercial cannabis operation permits for retailer (medical/adult-use) commercial cannabis operations based within the city shall be no more than one.

B. Notwithstanding subsection A of this section, if the city council opts, in its sole discretion, to reinstitute the application procedure after the first year following the operative date of this chapter pursuant to Section 5.26.070(H), then two additional retailer (medical/adult-use) commercial cannabis operation permits may be issued such that the maximum number of commercial cannabis operation permits for retailer (medical/adult-use) commercial cannabis operations based within the city shall be increased to no more than three retailers (medical/adult-use).

C. The number of commercial cannabis operation permits for non-storefront retailer (delivery only) (whether medical-only or medical/adult-use) (including retailers or microbusinesses engaged in delivery) commercial cannabis operations based outside the city to engage in delivery within the city shall be zero. However, should a court of competent jurisdiction, as a judicial remedy, order the city council to increase the maximum number of commercial cannabis operation permits for non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) commercial cannabis operations based outside the city to engage in delivery within the city, the number of commercial cannabis operation permits for non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) commercial cannabis operations based outside the city to engage in delivery within the city shall be no more than two.

D. The maximum number of commercial cannabis operation permits issued for retailer

(including medical-only and medical/adult use retailer, individually and collectively) commercial cannabis operations based within the city or non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) based outside the city may not be amended by the city council or regulations promulgated by the city manager pursuant to this chapter. However, the city council may and shall increase the maximum number of commercial cannabis operation permits issued for retailer commercial cannabis operations based within the city or non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) based outside the city: (1) if ordered to do so by a court of competent jurisdiction as a judicial remedy; or (2) by a vote of the people of the city.

5.26.070 Commercial cannabis operation permit application procedure.

A. Following the effective date of this chapter, the city manager, pursuant to Section 5.26.140, shall, as a ministerial duty, make available the necessary forms, adopt any necessary application rules for the submission, intake, review, and approval of applications for retailer (medical-only and medical/adult-use) commercial cannabis operations up to the maximum number of commercial cannabis operation permits authorized in Section 5.26.060.

B. The city manager shall, as a ministerial duty, cease acceptance of commercial cannabis operation permit applications for retailer (medical-only and medical/adult-use) commercial cannabis operations thirty days after making available the necessary forms and adopting any necessary application rules for the submission, intake, review, and approval of commercial cannabis operation permit applications for retailer (medical-only and medical/adult-use) commercial cannabis operations.

C. Within thirty days of ceasing the acceptance of commercial cannabis operation permit applications for retailer (medical-only and medical/adult-use) commercial cannabis operations, the city manager shall, as a ministerial duty, review timely submitted commercial cannabis operation permit applications for retailer (medical-only and medical/adult-use) commercial cannabis operations for the following minimum requirements:

1. Payment of an application fee established by resolution of the city council ~~within forty-five days following the effective date of this chapter~~ to cover all costs incurred by the city in the application process;

2. Sufficient evidence of the legal right to use the proposed property for the proposed use, ~~to~~ includ<u>ing, without limitation,</u>~~e~~ a lease, sublease, purchase agreement, assignment of purchase agreement, or lease or purchase option, in the name of the applicant, which may include nominal consideration and be contingent upon issuance of a commercial cannabis operation permit or other approvals. The city shall only consider one applicant per property address or county assessor's identification number. In the event that more than one applicant applies for a commercial cannabis operation permit application at a given property address or a given county assessor's identification number, the city manager shall, as a ministerial duty, only accept the commercial cannabis operation permit application with the earliest effective date for the evidence of the legal right to use the proposed property for the proposed use in the name of the applicant;

3. Sufficient evidence to demonstrate that the proposed property complies with the

location and zoning requirements in Section 5.26.120;

4. Proof that an owner or owners of the applicant with an aggregate ownership interest of fifty percent or more has served as an owner or owners with an aggregate ownership interest of fifty percent or more of six or more other retailer (medical-only or medical/adult-use) commercial cannabis operations by a city, county, or state since at least January 1, 2022;

5. Proof of funds showing that the applicant has access and control of over five hundred thousand dollars in liquid assets (which such liquid assets having been under possession for at least ninety days prior to the date of the application submission under this section), which may be shown via a binding legal agreement in the name of the applicant such as a promissory note so long as said legal agreement is accompanied by a proof of funds in the name of a party to the agreement that demonstrates access and control of over five hundred thousand dollars in liquid assets under possession for at least ninety days prior to the date of the application submission under this section. Applicants and permittees shall not be required to show that the applicant or permittee has access and control of over five hundred thousand dollars in liquid assets except on initial application pursuant to this Section 5.26.070, a change in location application pursuant to Section 5.26.100, or an ownership transfer application pursuant to Section 5.26.100;

6. For an applicant with two or more employees, proof of a labor peace agreement between a bona fide labor organization and the applicant (the applicant shall provide the city with a copy of the labor peace agreement that contains the signatures of the union representative and the cannabis business). For applicants with less than two employees who have not yet entered into a labor peace agreement, the applicant shall provide a notarized statement indicating that the applicant will enter into and abide by the terms of a labor peace agreement within thirty days after employing two employees;

7. A set of plans, including a site development plan, floor plan(s), building elevations (all four sides), and a conceptual landscape plan with the percentage of landscaping in the parking lot, setback areas, and tree size and species;

8. Colored interior and elevation renderings;

9. A completed background check application and receipt for each owner and manager of the applicant pursuant to Section 5.26.110(H);

10. The following application components: (a) qualifications of the applicant's owners and managers, (b) business and operations plan, (c) security plan, (d) safety plan, (e) neighborhood compatibility plan, (f) labor and employment plan, and (g) community benefits plan; and

11. Disclosure of whether the applicant is applying for a commercial cannabis operation permit as a retailer (medical-only) or retailer (medical/adult-use).

The city manager shall, as a ministerial duty, reject any commercial cannabis operation permit application that fails to meet the minimum requirements contained in this subsection C, and applicants shall not have the right to supplement or amend their commercial cannabis operation permit applications.

D. Within sixty days of completing the application review under subsection C above, the city manager shall, as a ministerial duty, review and score any complete applications pursuant to the following objective review criteria according to the following quantitative evaluation scale, with retailer (medical-only) applicants ranked only against other retailer (medical-only) applicants and retailer (medical/adult-use) applicants ranked only against other retailer (medical/adult-use) applicants unless otherwise provided by administrative regulations promulgated pursuant to Section 5.26.140:

1. Qualifications of the Applicant's Owners and Managers—Two Hundred Fifty Points. The people of the city find that a proven track-record of for retailer commercial cannabis operations that successfully generate tax revenue carries out the purpose and intent of the program and are, therefore, critical for an applicant to demonstrate the qualifications of the applicant's owners and managers. Accordingly, one hundred fifty of the two hundred fifty points awardable under this subsection shall only be awarded, as a ministerial duty, if an owner or owners of the applicant with an aggregate ownership interest of fifty percent or more is currently at the time of application submission under this section an owner or owners with an aggregate ownership interest of fifty percent or more of a single licensed and lawfully operating retailer commercial cannabis operations (excluding any non-retailer microbusiness, cultivation, manufacturing, distribution, or other non-retailer commercial cannabis operation components) that has generated at least five million dollars in gross receipts in a consecutive six-month period in the year immediately preceding the date of the application submission under this section, as demonstrated by tax payment receipts from, tax filings to, or tax returns filed with a city, county, or state.

The remaining one hundred of the two hundred fifty points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to fifty points—A description of the applicant's owner and manager qualifications detailing any special business or professional qualifications or licenses of the applicant's owner and manager that would add to the quality of services that the retailer commercial cannabis operation would provide, including in areas related to cannabis, such as legal, finance, business ownership/administration, waste management, real estate development, scientific, or healthcare or wellness fields.

b. Up to fifty points—Documentation that the applicant's owners and managers have experience operating retailer commercial cannabis operations in any jurisdiction where retailer commercial cannabis operations are permitted.

2. Plans, Renderings, and Overall Location—Fifty Points. The fifty points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to ten points—A premises diagram in accordance with Section 5006 of Division 42 of Title 16 of the State Code of Regulations.

b. Up to ten points—A site development plan that provides information on existing conditions and proposed improvements to the site and how it meets or will meet the development standards outlined in this Code. Information on existing conditions shall

include:

i. Exterior photographs showing all sides of any existing structure(s);

ii. Photographs of existing parking areas, landscaping, trash enclosure, and signage;

iii. Information on existing use on the site, including the addresses, uses, and square footages;

iv. Photographs of the existing site if the site is vacant; and

v. Photographs of adjacent properties for context.

c. Up to ten points—A floor plan showing information on the existing layout and proposed layout of the building interior.

d. Up to ten points—Building elevations that provide information on existing conditions and proposed improvements.

e. Up to five points—A conceptual landscape plan with the percentage of landscaping in the parking lot, setback areas, and tree size and species.

f. Up to five points—Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).

3. Business and Operations Plan—One Hundred Points. The one hundred points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to ten points—A written description of the total square footage of the facility with estimated square footage of proposed uses.

b. Up to ten points—A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.

c. Up to ten points—A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs, and other operating costs.

d. Up to five points—A description of the sources(s) of capital and use(s) of capital.

e. Up to ten points—Pro forma financial statements for at least three years of operation.

f. Up to five points—A description of the type of products to be sold and the estimated quantity and value of product(s) to be sold.

g. Up to five points—A description of marketing procedures and tactics.

h. Up to ten points—A description of day-to-day operations that should acknowledge both state and local laws and should be consistent with industry best practices.

i. Up to five points—A description of hours of operation and opening procedures.

j. Up to ten points—A description of cash handling procedures.

k. Up to ten points—A description of inventory control procedures to include identification of point-of-sale systems, and track and trace software.

l. Up to ten points—A description of transportation, loading and unloading, distribution, or delivery procedures.

4. Security Plan—One Hundred Points. The one hundred points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to twenty points—The security plan shall be prepared by a professional security consultant.

b. Up to ten points—A premises security diagram.

c. Up to fifty points—A description of access control, inventory control, cash handling, and other security procedures and security equipment demonstrating compliance with the security requirements under this chapter.

d. Up to ten points—A description of the intrusion alarm and monitoring system including the name and contact information for the monitoring company.

e. Up to ten points—A description of the services of on-site security guards to include the: (i) number of security guards; (ii) hours security guards will be on site; (iii) locations where security will be positioned; and (iv) security guard responsibilities.

5. Safety Plan—One Hundred Points. The one hundred points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to twenty points—The safety plan shall be prepared by a professional fire prevention and suppression consultant.

b. Up to ten points—A premises safety diagram to include: (i) a description/illustration of evacuation routes; and (ii) location of fire extinguishers and other fire suppression equipment.

c. Up to fifty points—A description of safety procedures, training for emergency situations, and safety equipment demonstrating compliance with the safety

requirements under this chapter.

d. Up to ten points—Identify all gases, pesticides, and chemicals to be used and their storage locations.

e. Up to ten points—A description of the firm alarm and monitoring system including the name and contact information for the monitoring company.

6. Neighborhood Compatibility Plan—One Hundred Points. The one hundred points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to forty points—A "Good Neighbor Policy" that: (i) includes policies and measures in place to protect adjacent uses from any potential impacts (e.g., noise, light, odor, traffic, etc.) related to the proposed cannabis business; and (ii) describes how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding area and will not result in the creation of a nuisance.

b. Up to twenty points—A description of odor mitigation practices to include: (i) identifying potential sources of odor; (ii) a description of odor control devices and techniques employed to ensure that odors from cannabis are not detectable beyond the permitted premises; and (iii) all proposed staff odor training and system maintenance.

c. Up to twenty points—A description of a waste management plan that includes waste disposal locations within the proposed premises and the applicant's security measures and methods of rendering waste unusable and unrecognizable.

d. Up to twenty points—A description of efforts at sustainability/environmental impact mitigation.

7. Community Benefits Plan—~~One Hundred Points~~Three Hundred Fifty Points. The people of the city find that monetary donations to local non-profit organizations, financial support of city sponsored activities or organizations, in kind donations to the city or other charitable organizations, and economic incentives to the city carry out the purpose and intent of the program and are, therefore, critical for an applicant to demonstrate an effective community benefits plan. Accordingly, ~~fifty~~ two hundred of the three hundred fifty~~one hundred~~ points awardable under this subsection shall only be awarded if the applicant pledges to voluntarily provide a public benefit to a public use (or a combination thereof), which is defined as a direct financial contribution equal to two percent of projected gross receipts of the applicant to a public school located within the city, a public park located within the city, and/or a public or nonprofit community organization serving the city or its residents. Beyond the above and as a ministerial duty, no further direct financial contributions shall be considered as part of an applicant's community benefits plan.

The remaining ~~fifty~~ one hundred fifty of the three hundred fifty ~~one hundred~~ points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective

criteria:

a. Up to ~~twenty-five~~fifty points—A description of a social responsibility plan to include identification of a community liaison, plans to serve as a social equity business incubator, plans to aide and participate in the work of local non-profits, community-based organizations, civic organizations, or social services organizations.

b. Up to ~~twenty-five~~fifty points—A description of a plan to develop a public health outreach and educational program that outlines the risks of youth use of cannabis and that identifies resources available to youth related to drugs and drug addiction.

c. Up to fifty points – A proposal and description of any community benefits agreement proposed by the applicant pursuant to Section 5.26.130.

8. Labor and Employment Plan—Two Hundred Points. The people of the city find that a proven track-record of cannabis retailer operations with high labor standards and commitment to labor peace carries out the purpose and intent of the program and are, therefore, critical for an applicant to demonstrate an effective labor and employment plan. Accordingly, one hundred of the two hundred points awardable under this subsection shall only be awarded if the applicant provides documentation that the individual or natural person owner or owners of the applicant (disregarding any intervening or intermediary entity owner or owners of the applicant) with an aggregate ownership interest of fifty percent or more have entered into collective bargaining agreements with a labor organization that currently represents cannabis workers in the United States effective since at least July 1, 2021, inclusive of renewals (and remaining effective, inclusive of renewals, on the date of the application submission under this section) and such collective bargaining agreements accrete or automatically apply to all cannabis retailers permitted or licensed in the State after July 1, 2021 (notwithstanding the fact that employees of such cannabis retailers permitted or licensed in the state after July 1, 2021 (if any), have yet to have had an opportunity to recognize the labor organization that currently represents cannabis workers in the United States), by the individual or natural person owner or owners of the applicant (disregarding any intervening or intermediary entity owner or owners of the applicant) with an aggregate ownership interest of ninety percent or more referenced above.

The remaining one hundred of the two hundred points awardable under this subsection shall be awarded, as a ministerial duty, pursuant to the following objective criteria:

a. Up to ten points—An organizational chart of showing owners, managers, and employees.

b. Up to ten points—A description of the owner's and manager's roles in day-to-day operations and decisions.

c. Up to ten points—A description of the number of employees, title/position, and their respective responsibilities.

d. Up to fifteen points—A description of compensation to employees, opportunities for continuing education, and employee training.

e. Up to fifteen points—A description of whether the cannabis business is committed to offering employees a living wage.

f. Up to fifteen points—A description of benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.

g. Up to fifteen points—A description of a plan to recruit employees from socially and economically disadvantaged backgrounds.

h. Up to ten points—A description of a plan to have at least fifty percent of employee positions filled and hours worked by employees residing in the city.

E. Upon timely receipt of a commercial cannabis operation permit application, the city manager shall conduct background checks in accordance with Section 5.26.110(H). Following review and scoring of applications completed pursuant to objective review criteria under subsection D, the city manager shall, as a ministerial duty, recommend that the city council issue commercial cannabis operation permits to applicants in order of their rank under subsection D up to the maximum number of commercial cannabis operation permits authorized in Section 5.26.060. The city council shall consider the city manager's recommendations, and may conduct its own independent review and scoring of applications completed pursuant to objective review criteria under subsection D and substitute such review and scoring for that of the city manager in whole or in part if it sees fit to do so, and shall thereupon, as a ministerial duty, issue commercial cannabis operation permits to applicants in order of their rank under subsection D up to the maximum number of commercial cannabis operation permits authorized in Section 5.26.060. For the initial iteration of the application process pursuant to this section, the number of commercial cannabis operation permits issued shall be no more than the maximum number of Commercial Cannabis Operation Permits authorized in Section 5.26.060(A)~~two retailers (medical-only) and one retailer (medical/adult use) commercial cannabis operation permits~~. In the event of a tie in the order of ranking under subsection D between one or more applicants up to the maximum number of commercial cannabis operation permits authorized in Section 5.26.060, the city council shall, as a ministerial duty, break the tie and issue commercial cannabis operation permits to the applicants with the highest scoring application component in the following order: (1) qualifications of the applicant's owners and managers; (2) community benefits plan; (3) labor and employment plan; (4~~3~~) security plan; (5~~4~~) safety plan~~; (5) community benefits plan~~; (6) neighborhood compatibility plan; (7) business and operations plan; and (8) plans, renderings, and overall location. In the event of a tie on all application components between one or more applicants up to the maximum number of commercial cannabis operation permits authorized in Section 5.26.060, the city manager shall ~~not hold a public lottery, but rather~~ arrange for the tied applicants to provide public presentations before the city council, after which the city council shall publicly rank the applicants pursuant to ranking sheets prepared by the city manager that achieve a forced ranking based on all of the objective review criteria and quantitative evaluation scale in subsection D, and the city council shall issue commercial cannabis operation permits to applicants in order of their rank up to the maximum number of commercial cannabis operation permits available following the city manager's/city council's original ranking and issuance of commercial cannabis operation permits and the limits contained in Section 5.26.060. However, the city council shall not issue a commercial cannabis operation permit to any applicant with an applicant, owner, or manager that:

1. Provided false or misleading information on the applicant's commercial cannabis operation permit application;

2. Has been convicted of (or pled no contest to) "an offense that is substantially related to the qualifications, functions, or duties of the business or profession for which the application is made" as that term is defined in Section 26057(b)(4) of the State Business and Professions Code; or

3. Has been sanctioned by a licensing authority or a city, county, or state for unlicensed commercial cannabis operations or has had a license suspended or revoked under MAUCRSA in the three years immediately preceding the date the application was submitted.

F. Any decision of the city council under this Section 5.26.070 shall be a final administrative decision not subject to administrative appeal under any provisions of this chapter or any provisions of this Code but, rather, subject to judicial review and remedies.

G. In the event that: (1) the number of ~~active, operating retailer (medical-only or medical/adult-use) commercial cannabis operations and~~ issued commercial cannabis operation permits falls below the maximum number of commercial cannabis operation permits for retailer (medical-only or medical/adult-use) commercial cannabis operations authorized in Section 5.26.060; or (2) the city council is ordered to increase the maximum number of commercial cannabis operation permits issued for retailer (medical-only or medical/adult-use) commercial cannabis operations by a court of competent jurisdiction as a judicial remedy (e.g., if a court of competent jurisdiction orders the city council to make commercial cannabis operation permits available for non-storefront retailer (delivery only) (including retailers or microbusinesses engaged in delivery) commercial cannabis operations based outside the city to engage in delivery within the city), the city manager shall, as a ministerial duty, within thirty days reinstitute the application procedure under this Section 5.26.070, subject to the maximum number of commercial cannabis operation permits authorized and available ~~(not allocated to an active, lawfully operating retailer)~~ for issuance pursuant to Section 5.26.060. However, if the city council determines to not issue any permits pursuant to Section 5.26.070(I), then the city manager shall not be required to reinstitute the application procedure provided herein unless directed to do so by a majority of the city council. ~~For the purpose of this section, a retailer (medical-only or medical/adult-use) commercial cannabis operation shall be considered operating if: (1) upon initial issuance of commercial cannabis operation permit (or approval of a change in location pursuant to Section 5.26.100), the retailer commercial cannabis operation commences lawful operations within twenty-four months; or (2) following initial commencement of lawful operations, the retailer commercial cannabis operation does not cease or abandon operations for one hundred eighty consecutive or cumulative days in any one-year period.~~

H. Additionally, pursuant to Section 5.26.060(B), at any time after the first year following ~~during the second year from~~ the operative date of this chapter, the city council may, by resolution or minute action, reinstitute the application procedure under this section for the purpose of considering issuance of one additional retailer (medical/adult-use) commercial cannabis operation permits up to the maximum provided~~, in which case the maximum number of commercial cannabis operation permits for retailer (adult-use/medical) commercial cannabis operations based in the city shall increase from one to two as stated~~ in Section 5.26.060~~(B)~~.

I. Notwithstanding anything to the contrary in this chapter, the city council is not required or obligated to issue any commercial cannabis operation permits to any applicants pursuant to this chapter if the city council determines that the issuance of such permits would be detrimental to the public health and safety.

5.26.080 Limitations on the city's liability.

To the fullest extent permitted by law, the city shall not assume any liability whatsoever with respect to having issued a commercial cannabis operation permit pursuant to this chapter or otherwise approving any retailer commercial cannabis operation. As a condition to the approval of any commercial cannabis operation permit, the applicant shall be required to meet all of the following conditions before they can receive a commercial cannabis operation permit:

A. Execution of an agreement, in a form approved by the city attorney, agreeing to indemnify, defend (at applicant's sole cost and expense), and hold the city, and its officers, officials, employees, representatives, and agents harmless, from any and all claims, losses, damages, injuries, liabilities, or losses which arise out of or which are in any way related to the city's issuance of the commercial cannabis operation permit, the city's decision to approve the retailer commercial cannabis operation, the process used by the city in making its decision, or the alleged violation of any federal, state, or local laws by the retailer commercial cannabis operation or any of its owners, managers, officers, employees, or agents.

B. Maintain insurance at coverage limits, and with conditions thereon determined necessary and appropriate from time to time by the city attorney.

C. Defend and indemnify the city, its elected and appointed officials, employees and attorneys for all costs and expenses, including, but not limited to, attorneys' fees and court costs, that the city may be required to pay as a result of any legal challenge related to the city's approval of the applicant's commercial cannabis operation permit, any matter arising from the operations of said cannabis business and/or related to the city's approval of retailer commercial cannabis operations. The city, at its sole discretion, may participate at its own expense in the defense of any such action, but such participation shall neither relieve nor increase any of the obligations imposed on the applicant hereunder.

D. Provides written authorization to the operations officers to conduct reasonable unannounced inspections of the location of the commercial cannabis operation at the reasonable discretion of the city, including, but not limited to, inspection of security, inventory, and written records and files pertaining to the commercial cannabis operation, for the purposes of ensuring compliance with this chapter and all laws of the city and the state.

5.26.090 Commercial cannabis operation permit term.

A. Subject to this section and Section 5.26.160, the term of each commercial cannabis operation permit shall be indefinite.

B. Upon the one-year anniversary of the date of issuance for each commercial cannabis operation permit and every year thereafter, the city manager shall conduct a performance review

of the permittee to assess compliance with the requirements of this chapter and state law. Within thirty days of the conclusion of the annual performance review of the permittee, the city manager shall issue a letter of compliance or noncompliance outlining all items to be corrected to ensure full compliance, which shall include deadlines for completion of such items. The city manager may revise such deadlines if he or she determines that additional time is needed to complete such items. ~~In the event of any noncompliance, the permittee shall have sixty days to remedy such noncompliance. However, in the event such noncompliance items cannot be reasonably remedied within sixty days, such noncompliance items shall not constitute a serious material violation of any law and/or any rule, regulation, and/or standard adopted pursuant to this chapter subject to suspension or revocation under Section 5.26.160 if the permittee commences correction of such noncompliance items within sixty days and thereafter diligently prosecutes correction of such noncompliance items to completion.~~

C. The permittee shall pay a fee in an amount to be set by the city council via resolution to cover the costs of conducting the performance review, together with any costs incurred by the city to administer the program created under this chapter.

5.26.100 Change in location—Transfer—Updated application information.

A. A permittee may change the business location specified in a commercial cannabis operation permit upon submission and approval of a change in location application promulgated, as a ministerial duty, by the city manager pursuant to regulations adopted under Section 5.26.140 ~~within one hundred eighty days following the effective date of this chapter~~. The permittee shall pay an application fee established by resolution of the city council to cover all costs incurred by the city in the review and processing of change in location applications. The city manager shall process such change in location applications as a ministerial duty within thirty days of receipt.

B. An owner of a commercial cannabis operation permit shall not transfer ownership or control of such commercial cannabis operation permit to another person unless and until the permittee and transferee obtain an amendment to the commercial cannabis operation permit that is approved by the city council upon recommendation from the city manager stating that the permit may be transferred. A permittee may change the ownership specified in a commercial cannabis operation permit upon submission and approval of a change in ownership application promulgated, as a ministerial duty, by the city manager pursuant to regulations adopted under Section 5.26.140 ~~within one hundred eighty days following the effective date of this chapter~~. The permittee shall pay an application fee established by resolution of the city council to cover all costs incurred by the city in the review and processing of change in ownership applications. The city manager shall process such change in ownership applications as a ministerial duty within thirty days once the city manager reasonably determines that the transferee passed the background check required for owners and meets all other requirements of this chapter.

C. Notwithstanding subsection B, during the first three years following the issuance of a commercial cannabis operation permit, the city manager shall not process any application to change the ownership or control of a commercial cannabis operation permit that results in the permittee altering its ownership composition in a manner that would result in the permittee not being entitled to points it was awarded when the permittee was an applicant pursuant to Section 5.26.070. For example, if a permittee received one hundred points when it was an applicant for

providing documentation that the individual or natural person owner or owners of the applicant (disregarding any intervening or intermediary entity owner or owners of the applicant) with an aggregate ownership interest of ninety percent or more have entered into a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least July 1, 2021, inclusive of renewals (and remaining effective, inclusive of renewals, on the date of the application submission under this section), the city manager shall not process or authorize any change in ownership or control of the permittee if the change would result in the permittee being unable to continue to satisfy the aforementioned criteria subsequent to its approval.

D. Notwithstanding subsection B, no commercial cannabis operation permit may be transferred when the city manager has notified the permittee that its commercial cannabis operation permit has been or may be suspended or revoked.

E. Any attempt to transfer a commercial cannabis operation permit either directly or indirectly in violation of this section is hereby declared void, and such an unpermitted transfer shall be deemed a ground for revocation of the permit.

F. An applicant or permittee shall notify the city manager or designee(s) within fifteen calendar days of any ~~material~~ change in the information provided in the applicant or permittee's commercial cannabis operation permit application or any change in status of compliance with the provisions of this chapter, including any change in ownership or management.

5.26.110 General operating standards and restrictions.

A commercial cannabis operation shall operate in conformance with the following minimum standards, and such standards shall be deemed to be part of the conditions on the permit for a commercial cannabis operation to ensure that its operation is in compliance with state law and this Code, and to mitigate any potential adverse impacts of the commercial cannabis operation on the public health, safety or welfare.

Additional minimum standards may be adopted from time to time either by resolution or ordinance ~~from~~ of the city council, or by the city manager pursuant to Section 5.26.140.

A. State Standards. All state requirements and regulations that govern the operation of a commercial cannabis operation, including, but not limited to, ones related specifically to certain types of commercial cannabis operations, shall apply as minimum requirements and regulations and requirements for commercial cannabis operations within the city of South El Monte, in addition to the requirements and regulations of this chapter and this Code.

B. Security.

1. General. All cannabis, cannabis products and cash present or kept at the premises shall be securely stored against both unauthorized access as well as theft.

2. Security Cameras.

a. Security cameras shall be installed and maintained in good condition, with

at least ninety days of digitally recorded documentation in a format approved by the city manager and the police chief.

b. The camera and recording system must be of adequate quality, color rendition, and resolution to allow the identification of any individual present at the site of the commercial cannabis operation.

c. The cameras shall be in continuous use twenty-four hours per day, seven days per week.

d. The recording system must be capable of exporting the recorded video in standard MPEG formats to another common medium approved by the city manager, such as DVD and/or a USB drive.

e. The areas to be covered by the security cameras include, but are not limited to, the storage areas, operation areas, all doors and windows, the parking lot, all exterior sides of the property adjacent to the public rights-of-way, and any other areas as determined by the city manager and police chief.

f. Remote log-in information will be provided to the operations officers to allow them to view live and recorded security camera images remotely at any time.

3. Alarm System. The location of the commercial cannabis operation shall be alarmed with a centrally-monitored fire and burglar alarm system, and monitored by an alarm company properly licensed by the State Department of Consumer Affairs Bureau of Security and Investigative Services in accordance with Section 7590, et seq., of the State Business and Professions Code and whose agents are properly licensed and registered under applicable law.

4. Locked Entrances. All entrances into the building housing a commercial cannabis operation shall be locked from the exterior at all times with entry controlled by employees.

5. Windows. All windows on the building that houses the commercial cannabis operation shall be secured against entry from the outside.

6. No employee shall refuse, impede, obstruct or interfere with an inspection conducted pursuant to the authorizations provided by this chapter.

C. Odors.

1. A commercial cannabis operation shall have an air treatment system that ensures off-site odors shall not result from its activities.

2. This requirement at a minimum means that the commercial cannabis operation shall be designed to provide sufficient odor absorbing ventilation and exhaust systems so that any odor generated inside the location of the commercial cannabis operation is not detected outside the building, on adjacent properties or public rights-of-way, or within any other unit located within the same building as the commercial cannabis operation, if the use only occupies a portion of a building.

D. Authorizations.

1. The operations officers shall have the right to enter all areas of the commercial cannabis operation from time to time unannounced for the purpose of making reasonable inspections to observe and enforce compliance with this chapter and all laws of the city and state.

2. Recordings made by security cameras required pursuant to this chapter shall be made available to the operations officers upon verbal request; no search warrant or subpoena shall be needed to view the recorded materials.

E. Records.

1. Commercial cannabis operations shall maintain on site the following records either in paper or electronic form:

a. The full name, address, and telephone numbers of the owner and lessee of the property.

b. The name, date of birth, address, and telephone number of each employee of the commercial cannabis operation; the date each was hired; and the nature of each employee's participation in the commercial cannabis operation.

c. Copies of all required state licenses.

d. An inventory record documenting the dates and amounts of cannabis and cannabis products received at the site, the daily amounts of cannabis and cannabis products on the site, and the daily amounts of cannabis and cannabis products leaving the site for any reason, including, but not limited to, being sold, delivered, or distributed.

e. A written accounting of all expenditures, costs, revenues and profits of the commercial cannabis operation, including, but not limited to, cash and in-kind transactions.

f. A copy of all insurance policies related to the operation of the commercial cannabis operation.

g. A copy of the commercial cannabis operation's most recent year's financial statement and tax return.

h. Proof of a valid and current permit issued by the city in accordance with this chapter, and the equivalent state of California license to operate the commercial cannabis operation. Every commercial cannabis operation shall display at all times during business hours the city permit issued pursuant to the provisions of this chapter, and the equivalent state license, in a conspicuous place so that it may be readily seen by all persons entering the location of the commercial cannabis operation.

2. All records required to be maintained by the commercial cannabis operation must be maintained for no less than seven years and are subject to immediate inspection (consistent with requirements pertaining to qualified patient confidentiality pursuant to applicable state and federal

law) upon a lawful written request by an operation officer.

3. A commercial cannabis operation shall report any loss, damage, or destruction of these records to the operation officers within twenty-four hours of the loss, damage, or destruction.

F. Site Management.

1. Commercial cannabis operations shall not result in a nuisance or adversely affect the health, welfare, or safety of nearby persons by creating dust, glare, heat, noise, noxious gases, odors, smoke, traffic, vibration, or other impacts, or be hazardous due to use or storage of materials, processes, products or waste. The permittee shall promptly and diligently both prevent as well as eliminate conditions on the site of the commercial cannabis operation that constitute a nuisance.

2. A permittee shall maintain the exterior of the site, including any parking lots under the control of the permittee, free of litter, debris, and trash.

3. The commercial cannabis operation permittee shall properly store and dispose of all waste generated on the site, including chemical and organic waste, in accordance with all applicable laws and regulations.

4. Notwithstanding any provisions of this Code to the contrary, the commercial cannabis operation permittee shall remove all graffiti from the site and parking lots under the control of the commercial cannabis operation permittee within seventy-two hours of its application.

G. State Board of Equalization Seller's Permit Required.

1. Commercial cannabis operations must obtain a seller's permit from the State Board of Equalization as applicable.

2. Such permit shall be displayed in a conspicuous place so that it may be readily seen by all persons entering the location of the commercial cannabis operation.

H. Employees.

1. All employees must submit to fingerprinting and criminal background checks by the city.

a. No employee convicted within the last ten years of a felony substantially related to the qualifications, functions or duties of an employee of a commercial cannabis operation (such as a felony conviction for distribution of controlled substances, money laundering, racketeering, etc.) shall be employed by a commercial cannabis operation, unless such employee has obtained a certificate of rehabilitation (expungement of felony record) under state law or under a similar federal statute or state law where the expungement was granted.

b. At the request of the commercial cannabis operation, the city manager and police chief shall determine the applicability of this section to a potential employee within

a reasonable period of time after a written request has been made to the city manager and police chief for such determination.

2. All employees must possess a valid government issued (or equivalent) form of identification containing an identifying photograph of the employee, the name of the employee, the date of birth of the employee, and the residential address of the employee. Color copies of such identification shall be maintained at the location of the commercial cannabis operation. A valid state driver's license will satisfy this requirement.

I. Cannabis Transfer Between Permitted Operations Only. A commercial cannabis operation shall not transfer cannabis or cannabis products to or from another commercial cannabis operation, unless both operations are in possession of all required state and local licenses and permits.

J. Commercial Cannabis Operation Signage.

1. Signs on the premises shall not obstruct the entrance or the video surveillance system. The size, location, and design of any signage must conform to the sign provisions in this Code.

2. Business identification signage shall be limited to that needed for identification only, consisting of a single window sign or wall sign that shall comply with the appropriate sign requirements within the applicable zoning district.

K. Prohibited Personal Activities.

1. Cannabis Use. No person shall smoke, ingest, or otherwise consume cannabis in any form on, or within twenty feet of, the site of the commercial cannabis operation.

2. Alcohol Use. No person shall possess, consume, or store any alcoholic beverage on the site of the commercial cannabis operation.

L. No Minors. No minor shall be an employee of, or participate in, a commercial cannabis operation in any capacity, including, but not limited to, as a manager, employee, contractor, adviser, or volunteer.

M. Exterior Lighting. The exterior of the premises upon which the commercial cannabis operation is operated shall be equipped with and, at all times between sunset and sunrise, shall remain illuminated with fixtures of sufficient intensity and number to illuminate every portion of the property with an illumination level of not less than one foot-candle as measured at the ground level, including, but not limited to, landscaped areas, parking lots, driveways, walkways, entry areas, and refuse storage areas.

N. Building Design. A permittee must maintain the design of the buildings on the site in accordance with the plans that are approved by the city pursuant to this chapter and otherwise approved by the city. No permittee shall modify the buildings on the site contrary to the approved plans, without the approval of the city manager.

O. Nuisance. A permittee shall take all reasonable steps to discourage and correct conditions

that constitute a nuisance in parking areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours if related to the members of the subject commercial cannabis operation.

1. "Reasonable steps" shall include immediately calling the police department upon observation of the activity, and requesting that those engaging in activities that constitute a nuisance or are otherwise illegal to cease those activities, unless personal safety would be threatened in making the request.

2. "Nuisance" includes, but is not limited to, disturbances of peace, open public consumption of cannabis, alcohol or controlled substances, excessive pedestrian or vehicular traffic, including the formation of any pedestrian lines outside the building, illegal drug activity, harassment of those passing by, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in the morning hours, lewd conduct or law enforcement detentions and arrests.

P. Upon and after receiving possession of a commercial cannabis operation permit as provided for in this chapter, a permittee shall:

1. Maintain continuing compliance with criminal background check requirements of this chapter by ensuring that:

a. Upon the hiring, association or retention of an employee by the commercial cannabis operation, the requirements of subsection H are immediately met for such employee by provision of appropriate documentation to the city manager; and

b. the city manager and police chief are immediately informed in writing of any felony conviction as described in subsection H for any current employee.

2. Maintain continuing compliance with all applicable insurance requirements, including, but not limited to, those imposed by the city and this chapter.

Q. Workforce Plan. A permittee shall implement a workforce plan that includes at least the following provisions:

1. Commitment for thirty percent of employees to be local hires; this local hiring requirement is satisfied when a permittee shows that it has either hired or made a good faith effort to hire bona fide residents of the city or persons that may establish residency after initial employment with the permittee;

2. Commitment to offer apprenticeships and/or compensation for continuing education in the field of commercial cannabis operations; and

3. Paying a living wage to employees. "Living wage" means compensation equivalent to twenty dollars per hour inclusive of benefits but excluding tips.

R. Exemption. The regulations contained in this chapter shall not apply to a commercial cannabis operation engaged in the following uses, as long as such use complies strictly with

applicable law, including this Code, regulating such use and the location of such use, including, but not limited to, Section 11362.5 of the State Health and Safety Code and Section 11362.71 et seq., of the State Health and Safety Code: A clinic licensed pursuant to Chapter 1 of Division 2 of the State Health and Safety Code; a health care facility licensed pursuant to Chapter 2 of Division 2 of the State Health and Safety Code; a residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the State Health and Safety Code; a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the State Health and Safety Code; and a residential hospice or a home health agency licensed pursuant to Chapter 8 of Division 2 of the State Health and Safety Code.

5.26.120 Retailer operating standards and restrictions.

A retailer commercial cannabis operation shall operate in conformance with both Section 5.26.110, as well as the following minimum standards, and such standards shall be deemed to be part of the conditions of the commercial cannabis operation permit for a retailer commercial cannabis operation to ensure that its operation is in compliance with state law and this Code, and to mitigate any potential adverse impacts of the commercial cannabis operation on the public health, safety or welfare.

Additional minimum standards may be adopted from time to time either by resolution or ordinance from the city council, or by the city manager pursuant to Section 5.26.140.

A. City Permit and State License. No person shall engage in retailer commercial cannabis operations without both a current and valid commercial cannabis operation permit and a current and valid equivalent state license as provided for under Section 26200 of the State Business and Professions Code, and as may be amended. Retailer (medical-only) commercial cannabis operations shall only sell, dispense, or provide medical cannabis or medical cannabis products to a qualified patient with a written physician's recommendation, a person with an identification card, or a primary caregiver with written documentation attesting to lawful status as a primary caregiver.

B. State Standards. All state requirements and regulations that govern retailer commercial cannabis operations, including, but not limited to, the regulations promulgated by the State Department of Cannabis Control, and as may be amended, shall apply as minimum requirements and regulations and requirements for retailer commercial cannabis operations within the city, in addition to the requirements and regulations of this chapter and this Code.

C. Location and Design Requirements. Pursuant to the authority delegated by the state to the city under Section 26054(b) of the State Business and Professions Code and overriding the location and design requirements contained in Section 26054(b) of the State Business and Professions Code, retailer commercial cannabis operations in the city shall be subject to the following location and design requirements:

1. Retailer commercial cannabis operations shall be a permitted use subject to this chapter on property: (1) located more than one thousand feet any retailer commercial cannabis operation permitted under this chapter, alcohol or drug treatment facility, day care center, religious institution, school, or youth center; (2) located more than one thousand feet from the city's jurisdictional boundary or any park or residentially zoned property; and (3) zoned C (commercial

zone) or C-M (commercial-manufacturing zone) including any overlay zone districts covering the C (commercial zone) or C-M (commercial-manufacturing zone).

2. The distances specified in subsection C shall be the horizontal distance measured in a straight line from the parcel line of the sensitive use to the closest parcel line of the lot on which the cannabis retailer is to be located without regard to intervening structures. The one thousand foot distance specified in subsection C may be reduced to as little as nine hundred feet by administrative regulation pursuant to Section 5.26.140 if necessary to allow for issuance of the number of commercial cannabis operation permits provided by this chapter.

3. Each retailer commercial cannabis operation shall:

a. Be constructed in a manner that prevents odors to surrounding uses, and promotes quality design and construction, and consistency with the surrounding properties. Odors from the cannabis retailer shall not be detectable from outside the premises and adequate odor control technology shall be utilized;

b. Be provided with adequate electricity, sewerage, disposal, water, fire protection, and storm drainage facilities for the intended purpose; and

c. Provide and maintain a neighborhood compatibility plan so the city manager or designee(s) may find that the cannabis retailer and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

D. Customers.

1. Prior to dispensing medical cannabis or medical cannabis products to a qualified patient, a retailer commercial cannabis operation shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of eighteen years and obtain verification from the recommending physician that the person requesting medical cannabis or medical cannabis products is a qualified patient, and shall maintain a copy of the physician recommendation, or identification card, as described in Section 11362.71 et seq., of the State Health and Safety Code, as may be amended from time to time, on site for period of not less than seven years.

2. Prior to dispensing cannabis or cannabis products to an adult-use customer, a retailer (medical/adult-use) commercial cannabis operation shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of twenty-one years.

E. Opaque Packaging. All cannabis or cannabis products sold to a customer shall be prohibited from leaving the site unless placed in opaque packaging which conceals the nature of the product from human vision.

F. Dispensing and Storage Areas. Entrance to the retailer sales floor and any storage areas shall be locked at all times, and under the control of employees.

G. Interior Lighting. The premises within which the commercial cannabis operation is operated shall be equipped with and, at all times during which is open to the public, shall remain illuminated with overhead lighting fixtures of sufficient intensity to illuminate every place to which members of the public or portions thereof are permitted access with an illumination of not less than two foot-candles as measured at the floor level.

H. Signs. A retailer commercial cannabis operation shall notify customers (verbally or by written agreement) and by posting a notice or notices conspicuously at least fifteen-point type within permitted premises that state as follows:

1. "The sale or diversion of cannabis or cannabis products without a license issued by persons entering the site, the city of South El Monte is a violation of state law and the South El Monte Municipal Code."

2. "Secondary sale, barter, or distribution of cannabis or cannabis products purchased from a permittee is a crime and can lead to arrest."

3. "Customers must not loiter in or near these premises and may not consume cannabis or cannabis products in the vicinity of this business or in any place not lawfully permitted. These premises and vicinity are monitored to ensure compliance."

4. "WARNING: The use of cannabis or cannabis products may impair a person's ability to drive a motor vehicle or operate heavy machinery."

5. "CALIFORNIA PROP. 65 WARNING: Smoking of cannabis and cannabis-derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer and reproductive harm."

I. No Recommendations On Site. A retailer commercial cannabis operation shall not have a physician or any person licensed to recommend medical cannabis for medical use at the location of the retailer commercial cannabis operation to provide a recommendation or physician's recommendation, for the use of medical cannabis.

J. Sanitation. A permittee shall establish and implement written procedures that maintain the highest industry standards of sanitation and cleanliness for the operation so as to ensure cannabis and cannabis products sold to the public are free of harmful contaminants.

K. Training. A permittee shall establish and implement written procedures that provide for the highest industry standards of training for employees.

L. Prohibited Activities. No cannabis cultivation, testing or manufacturing shall occur within the premises of the retailer operation.

M. No Alcohol. Retailer commercial cannabis operations shall not hold or maintain a license from the State Department of Alcoholic Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages.

N. No Lounge or Café. Retailer commercial cannabis operations shall not operate as a lounge,

café or restaurant serving food or drinks for consumption on site. There shall be no seating area, tables, couches, or chairs for the gathering or congregating of members.

O. Age Restriction. Minors, except qualified patients or primary caregivers over the age of eighteen years old as verified customers, are prohibited from entering the location of the retailer cannabis operation.

P. Public Information. The permittee shall make available to customers a list of the rules and regulations governing medical cannabis use and consumption within the city and recommendations on sensible medical cannabis etiquette.

5.26.125 Delivery operating standards and restrictions.

A. Delivery shall comply with state law at all times.

B. Security plans developed pursuant to this chapter shall include provisions relating to vehicle security and the protection of employees and product during loading and in transit.

C. A commercial cannabis operation engaged in delivery shall facilitate the delivery of cannabis or cannabis products with a technology platform owned by or licensed to the delivery-only commercial cannabis operation engaged in delivery that uses point-of-sale technology to track and database technology to record and store the following information for each transaction involving the exchange of cannabis or cannabis products between the commercial cannabis operation engaged in delivery and customer:

1. The identity of the individual dispensing cannabis or cannabis products on behalf of the commercial cannabis operation engaged in delivery;

2. The identity of the customer receiving cannabis or cannabis products from the commercial cannabis operation engaged in delivery;

3. The type and quantity of cannabis or cannabis products dispensed and received;

4. The gross receipts charged by the commercial cannabis operation engaged in delivery and received by the individual dispensing cannabis or cannabis products on behalf of the commercial cannabis operation engaged in delivery for the cannabis or cannabis products dispensed and received; and

5. The location or address where the sale or retail sale took place or closed.

D. A commercial cannabis operation engaged in delivery shall maintain a database and provide a list of the individuals and vehicles authorized to conduct delivery, and a copy of the valid state driver's license issued to the driver of any such vehicle on behalf of the commercial cannabis operation engaged in delivery to the city manager.

E. Individuals making deliveries of cannabis or cannabis products on behalf of the commercial cannabis operation engaged in delivery shall maintain a physical copy of the delivery request (and invoice) and shall make it available upon the request of agents or employees of the

city requesting documentation.

F. During delivery, a copy of the commercial cannabis operation engaged in delivery's commercial cannabis operation permit and state license shall be in the vehicle at all times, and the driver shall make it available upon the request of agents or employees of the city requesting documentation.

G. A commercial cannabis operation engaged in delivery shall only permit or allow delivery of cannabis or cannabis products in a vehicle that is: (1) insured at or above the legal requirement in the state; (2) capable of securing (locking) the cannabis or cannabis products during transportation; (3) capable of being temperature controlled if perishable cannabis or cannabis products is being transported; and (4) does not display advertising or symbols visible from the exterior of the vehicle that suggest the vehicle is used for cannabis delivery or affiliated with a commercial cannabis operation engaged in delivery.

H. A commercial cannabis operation engaged in delivery shall facilitate deliveries with a technology platform owned by or licensed to the commercial cannabis operation engaged in delivery that uses global positioning system technology to track, and database technology to record and store the following information:

1. The time that the individual conducting delivery on behalf of the commercial cannabis operation engaged in delivery departed its premises.

2. The time that the individual conducting delivery on behalf of the commercial cannabis operation engaged in delivery completed delivery to the customer.

3. The time that the individual conducting delivery on behalf of the commercial cannabis operation engaged in delivery returned to its premises.

4. The route the individual conducting delivery on behalf of the commercial cannabis operation engaged in delivery traveled between departing and returning to its premises to conduct delivery.

5. For each individual delivery transaction, the identity of the individual conducting deliveries on behalf of the commercial cannabis operation engaged in delivery.

6. For each individual delivery transaction, the vehicle used to conduct delivery on behalf of the commercial cannabis operation engaged in delivery.

7. For each individual delivery transaction, the identity of the customer receiving cannabis or cannabis products from the commercial cannabis operation engaged in delivery.

8. For each individual delivery transaction, the type and quantity of cannabis or cannabis products dispensed and received.

9. For each individual delivery transaction, the gross receipts charged by the commercial cannabis operation engaged in delivery and received by the individual conducting deliveries on behalf of the commercial cannabis operation engaged in delivery for the cannabis or

cannabis products dispensed and received.

I. The individual making deliveries on behalf of the commercial cannabis operation engaged in delivery shall personally verify for each individual delivery transaction the identity of the customer receiving cannabis or cannabis products from the commercial cannabis operation engaged in delivery and: (1) for medical cannabis or medical cannabis products to a qualified patient, the age and all necessary documentation of each customer to ensure the customer is not under the age of eighteen years and obtain verification from the recommending physician that the person requesting medicinal cannabis or medicinal cannabis products is a qualified patient, and shall maintain a copy of the physician recommendation or identification card as described in Section 11362.71 et seq., of the State Health and Safety Code, as may be amended from time to time, on site for period of not less than seven years; or (2) for cannabis or cannabis products to an adult-use customer, age and all necessary documentation of each customer to ensure the customer is not under the age of twenty-one years.

5.26.130 Community benefit agreement.

The applicant may propose entering into a community benefit agreement in an amount and by terms set by city council resolution with the city setting forth the terms and conditions under which the facility will operate that is in addition to the requirements of this chapter, including, but not limited to, public outreach and education, community service, payment of fees and other charges as mutually agreed, and such other terms and conditions that will protect and promote the public health, safety, and welfare of the city and its residents and visitors.

5.26.140 Administration.

A. Consistently with stated requirements of this chapter (and in particular not to repeal or constructively repeal this chapter), in addition to any regulations adopted under state law, the city manager is authorized to establish any additional rules, regulations, and standards governing the issuance or denial of commercial cannabis operation permits, the ongoing operation of commercial cannabis operations and the city's oversight thereof, or concerning any other subject determined to be necessary to carry out the purposes of this chapter.

B. Such regulations shall be approved by resolution of the city council published on the city's website.

C. Regulations promulgated, by the city manager, shall become effective upon date of publication on the city's website or posting at the location for the city council's meeting agendas. Commercial cannabis operations shall be required to comply with all state and local laws and regulations, including, but not limited to, any rules, regulations or standards adopted by the city manager.

5.26.150 Fees.

An application fee set by resolution of the city council shall be required for formal processing of every application made under this chapter. The city council is further authorized to pass resolutions or ordinances to recover any and all fees and costs incurred by the administration and

implementation of this chapter through an appropriate fee recovery mechanism to be imposed upon commercial cannabis operations.

5.26.160 Suspension and revocation.

A. The city manager is authorized to suspend and/or revoke a commercial cannabis operation permit issued pursuant to this chapter upon the determination through written findings of a failure to ~~materially~~ comply with any provision of this chapter, any commercial cannabis operation permit condition, or any agreement or covenant required or made pursuant to this chapter.

B. Notwithstanding subsection A, the city manager may suspend or revoke a commercial cannabis operation permit if any of the following occur:

1. The equivalent state license has been suspended or revoked by the state; or

2. Operations cease for more than one hundred eighty consecutive or cumulative days in any one-year period; or

3. Ownership is changed or transferred without complying with Section 5.26.100; or

4. The commercial cannabis operation fails to maintain required security camera recordings; or

5. The commercial cannabis operation fails to allow inspection of the security recordings, the activity logs, the records, or of the site by operations officers pursuant to this chapter.

6. The commercial cannabis operation fails to timely make the corrections required pursuant to Section 5.26.090.

7. The commercial cannabis operation fails to pay any fees required by this chapter.

C. Conditions (if any) of suspension or revocation are at the reasonable discretion of the city manager and may include, but are not limited to, a prohibition on all owners, managers and employees of the suspended or revoked commercial cannabis operation from operating within the city for a period of time set forth in writing and/or a requirement (when operations may resume, if at all, pursuant to the city manager's reasonable determination) for the holder of the suspended or revoked commercial cannabis operation permit to resubmit an application for a commercial cannabis operation permit pursuant to the requirements of this chapter.

5.26.170 Appeals.

Any decision regarding the city manager's suspension or revocation of a commercial cannabis operation permit pursuant to Section 5.26.160 may be appealed to the city council by a permittee or interested party as follows:

A. If the appellant wishes to appeal a decision to the city council, the appellant must file a

written appeal with the city clerk within ten calendar days of the decision. The written appeal shall specify the person making the appeal, the decision appealed from, state the reasons for the appeal, and include any evidence in support of the appeal which the applicant seeks to be considered by the city council.

B. Notice of the time and place of an appeal hearing shall be providing to the appellant within thirty days of receipt by the city clerk of the written appeal.

C. The appeal hearing shall be held within sixty days of the filing of the written appeal with the city clerk, unless the sixty-day time limit is waived by the appellant, or unless the city council continues the appeal hearing date for good cause and upon written notification to the appellant.

D. The city council shall review the facts of the matter, written documents submitted for review, the basis for making the decision which is under appeal, and then determine whether the appealed decision should be reversed or affirmed. The determination made shall be in writing, shall set forth the reasons for the determination, and shall be final.

E. The provisions of Section 1094.6 of the Code of Civil Procedure sets forth the procedure for judicial review of any final determination. Parties seeking such judicial review shall file such action within ninety days of a determination being made final.

5.26.180 Violations and penalties—Public nuisance.

A. Any ~~material~~ violation of the provisions of this chapter is punishable as a misdemeanor or an infraction, at the discretion of the city attorney, pursuant to Chapters 1.14 and 1.16 of this Code, except for as preempted by state law and ~~material~~ any violation of the provisions of this chapter is subject to administrative citation, at the reasonable discretion of the city, pursuant to Chapters 1.14 and 1.16 of this Code.

B. Public Nuisance Abatement.

1. Any commercial cannabis operation that is conducted in ~~material~~ violation of any provision of this chapter is hereby declared to constitute a public nuisance and, as such, may be abated or enjoined from further operation, in accordance with the procedures set forth in Chapter 8.36 of this Code.

2. All costs to abate such public nuisance, including attorneys' fees and court costs, shall be paid by the person causing the nuisance, including the commercial cannabis operation and the property owner where the nuisance is occurring.

C. The remedies described in this section are not mutually exclusive. Pursuit of any one remedy shall not preclude city from availing itself of any or all available administrative, civil, or criminal remedies, at law or equity.

D. Any ~~material~~ violation of the provisions of this chapter shall constitute a separate offense for each and every day during which such violation is committed or continued.

5.26.190 Service of notices.

Any notice required by this chapter is deemed issued and served upon the earliest date that either: the notice is deposited in the United States mail, postage pre-paid, addressed to the most recent mailing address provided to the city pursuant to the requirements of this chapter; or, the date upon which personal service of the notice is provided to a responsible party.

5.26.200 Prohibitions.

A. Any commercial cannabis operation in violation of this chapter, or any other applicable state law is expressly prohibited.

B. It is unlawful for any commercial cannabis operation in the city, or any agent, employee or representative of such commercial cannabis operation, to permit any breach of peace or any disturbance of public order or decorum by any tumultuous, riotous or disorderly conduct at the site of the commercial cannabis operation.

5.26.210 Nonconforming use.

No use which purports to have engaged in commercial cannabis operations of any nature prior to the enactment of this chapter shall be deemed to have been a legally established use under the provisions of this Code, or any other city ordinance, rule or regulation, and such use shall not be entitled to claim legal nonconforming status.

5.26.220 Exceptions.

A. To the extent that the following activities are permitted by state law, nothing in this chapter shall prohibit a person twenty-one years of age or older from:

1. Possessing, processing, purchasing, transporting, obtaining or giving away to persons twenty-one years of age or older, without compensation whatsoever, not more than twenty-eight and one-half grams of cannabis not in the form of concentrated cannabis;

2. Possessing, processing, purchasing, transporting, obtaining or giving away to persons twenty-one years of age or older, without compensation whatsoever, up to eight grams of cannabis in the form of concentrated cannabis;

3. Possessing, transporting, purchasing, obtaining, using, manufacturing, or giving away cannabis accessories to persons twenty-one years of age or older without compensation whatsoever; or

4. Engaging in the indoor cultivation of six or fewer live cannabis plants within a single private residence or inside an accessory structure located upon the grounds of a private residence that is fully enclosed and secured, to the extent such cultivation is authorized by Sections 11362.1 and 11362.2, of the State Health and Safety Code, as may be amended from time to time.

B. This chapter shall also not prohibit any commercial cannabis operations that the city is required by law to permit within its jurisdiction pursuant to state law.

5.26.230 Operative date.

This chapter shall be operative ten days after the date that the city council declares that a majority of the city's voters voting at the November 8, 2022, election have voted in favor of this chapter at such election.

5.26.240 Severability.

If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this chapter is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. The people of the city of South El Monte hereby declare that they would have adopted this chapter and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

5.26.250 City council authority to amend.

The city council has the right and authority to amend this chapter, with the exception of Section 5.26.060 (which may only be amended: (i) if ordered to do so by a court of competent jurisdiction as a judicial remedy; or (ii) by a vote of the people of the city), to further its purposes and intent (including, but not limited to, amendment for more efficient administration as determined by the city council), in any manner that does not increase a tax rate, or otherwise constitute a tax increase for which voter approval is required by Article XIII C of the California Constitution, pursuant to Elections Code Section 9217.

5.26.260 City councilmember conflicts of interest.

Notwithstanding any other provision of this chapter, prior to participating in any decision relating to a cannabis business, each city councilmember shall do all of the following

A. Disclose on the record any financial interest in the cannabis business that is subject to the decision.

B. Disclose on the record any campaign contributions and benefits or gifts received from the cannabis business that is subject to the decision.

C. Disclose on the record any ex parte communications that the city councilmember may have had with a cannabis business that is the subject of the decision.

D. Each city councilmember shall warrant and represent, on the record and in a form approved by the city council, that they have complied with these requirements and all applicable law.

If it is later determined that a city councilmember has not complied with the above requirements or if it is determined that a city councilmember has violated applicable law, then the city councilmember is disqualified from all decisions relating to the cannabis business subject to the decision. The requirements of this Section 5.26.260 shall be in addition to any applicable law, including, without limitation, the California Political Reform Act and the related regulations of the Fair Political Practices Commission.

City Council Agenda Report

Agenda Item No. 9.a.

DATE: February 3, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Gerardo Marquez, Director of Community Development & Public Works

SUBJECT: CONSIDERATION OF FIRST READING OF ORDINANCE NO. 1288, AMENDING CHAPTER 5.26 OF TITLE 5 OF THE SOUTH EL MONTE MUNICIPAL CODE THEREBY AMENDING THE CITY'S CANNABIS REGULATIONS IN RELATION TO APPLICATION PROCEDURE AND CRITERIA, PERMITTING AND OPERATIONAL REQUIREMENTS, AND MAKE SUCH OTHER CHANGES TO ALIGN WITH LEGAL DEVELOPMENTS

SUMMARY: Staff is requesting City Council consider for adoption an ordinance amending Chapter 5.26 of Title 5 of the South El Monte Municipal Code, thereby amending the City's cannabis regulations, in relation to application procedure and criteria, permitting and operational requirements, clarification changes, and other changes in order to align with legal developments and to improve the administration thereof.

RECOMMENDED ACTION: Staff recommends City Council:

1. Determine that Ordinance 1288 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption); and
2. Waive the full reading and introduce Ordinance No. 1288 by title only, amending Chapter 5.26 of Title 5 of the South El Monte Municipal Code, thereby amending the City's cannabis regulations, in relation to application procedure and criteria, permitting and operational requirements, clarification changes, and other changes in order to align with legal developments and to improve the administration thereof.

FISCAL/FINANCIAL IMPACT: No fiscal impact is expected from this item.

DISCUSSION:

On November 8, 2022, the voters of South El Monte approved Measure CM, which led to the adoption of Ordinance No. 1260. This Ordinance added Chapter 5.26 to Title 5 of

the South El Monte Municipal Code (SEMMC) to allow for the permitting and regulation of retail commercial cannabis operation within the City, allowing for the future issuance of a maximum of three retailer commercial cannabis operation permits, and prescribing a detailed application selection process and criteria, permitting requirements, and operational requirements ("Commercial Cannabis Operations Regulatory Program"). Ordinance No. 1260 also contained provisions permitting the City Council to make amendments without resubmission to the voters provided that the number of permits cannot be changed. On September 26, 2023, City Council adopted Ordinance No. 1268, amending Chapter 5.26 to Title 5 of the SEMMC.

On March 28, 2024, the City solicited a Request for Proposals (RFP) seeking a cannabis consultant to implement the Commercial Cannabis Operations Regulatory Program. SCI Consulting Group was selected through this RFP process, and on September 10, 2024, the City Council authorized entry into a professional services agreement with SCI Consulting Group.

Only cannabis retailers issued a valid commercial cannabis operation permit, among other approvals, are allowed to operate in the City. The City has not yet issued any commercial cannabis operation permits.

In order to update SEMMC Chapter 5.26 to align with changes in State law, case law, and other recent developments, the proposed Ordinance would make amendments including but not limited to:

- Application procedure, process, and selection criteria;
- Permitting provisions, including term and related administrative items;
- Operational requirements.

While the proposed amendments to SEMMC Chapter 5.26 are shown in Attachment B, the amendment to Section 5.26.120(C)(1) shown therein is subject to City Council's approval of the recommendation by Planning Commission to adopt Zoning Text Amendment (ZTA) 25-01, for consideration as a public hearing, separate from this item under Agenda Item 8.b.

ATTACHMENT(S):

A. Ordinance No. 1288
B. Draft redlined cannabis ordinance
C. Ordinance 1260
D. Ordinance 1268

City Council Agenda Report

Agenda Item No. 7.e.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Gerardo Marquez, Director of Community Development & Public Works

SUBJECT: CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-008, ACCEPTING THE TRAFFIC SIGNAL IMPROVEMENTS AT LEE AVE. & GARVEY AVE. AND DURFEE AVE. & PECK RD. – MICHAEL HUNT DR. PROJECT (HSIPL-5352 (021)) AS COMPLETE AND AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER.

SUMMARY: On February 20th, 2024, the Engineering Department solicited bids for the Traffic Signal Improvements at Lee Ave & Garvey Ave and Durfee Ave & Peck Rd — Michael Hunt Drive. The work involved furnishing all labor, materials, equipment, services, and incidentals required for traffic signal placement, including the installation of conduits, pull boxes, signal heads, sensor units, pedestrian push buttons, traffic signal poles, traffic striping, hauling and disposal, and traffic control at Lee Ave & Garvey Ave and Durfee Ave & Peck Rd - Michael Hunt Drive. On March 26th, 2024, Calpromax Engineering, Inc. ("Contractor") was awarded a construction contract for the Traffic Signal Improvements at Lee Ave & Garvey Ave and Durfee Ave & Peck Rd - Michael Hunt Drive Project. The final cost for the construction work completed by Calpromax Engineering, Inc. is $496,979.91.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-008, accepting the completion of the Traffic Signal Improvements at Lee Ave & Garvey Ave and Durfee Ave & Peck Rd - Michael Hunt Drive Project;
2. Authorize City Clerk to send the Notice of Completion for recordation to the Los Angeles County Recorder's Office; and
3. Release retention accordingly.

FISCAL/FINANCIAL IMPACT: The project was completed within the established construction budget, and there is no additional fiscal impact. The final cost for the construction work completed by Calpromax Engineering, Inc. is $496,979.91.

DISCUSSION: On February 20th, 2024, staff advertised the Notice Inviting Bids for the Traffic Signal Improvements at Lee Ave & Garvey Ave and Durfee Ave & Peck Rd - Michael Hunt Drive Project.

On March 13th, 2024 at 2:00 PM, seven (7) bids were received by the City. Out of seven bids received, Calpromax Engineering, Inc. was found to be the lowest responsive bidder. The bid submitted by Calpromax Engineering, Inc. was in the amount of $437,390.00.

On March 26th, 2024, the City Council awarded the construction contract to Calpromax Engineering, Inc. for $437,390.00, and approved 15% contingency, for a total construction budget of $502,998.50.

On May 7th, 2024, Calpromax Engineering, Inc. began construction of the project per plans, specifications and bid documents per contract with the City. The work included the installation of protected left-turn phasing (including new signal poles) at Lee Ave. & Garvey Ave. on both east & westbound approaches, the installation of new signal hardware (lenses, back-plates with retroreflective borders, mounting, size and number), and new pedestrian countdown signal heads and audible push buttons at Lee Ave. & Garvey Ave. and Durfee Ave. & Peck Rd. - Michael Hunt Dr.

The final cost for the construction work completed by Calpromax Engineering, Inc. is $496,979.91. This amount included Change Orders received throughout the project timeline. The project was completed within the established construction budget. Staff recommends that City Council approve and accept the work as complete; authorizing the City Clerk to send the Notice of Completion to the Los Angeles County Recorder's Office and releasing the retention.

ATTACHMENT(S):

A. Resolution No. 26-008
B. NOC

ATTACHMENT A

RESOLUTION NO. 26-008

A RESOLUTION OF THE SOUTH EL MONTE CITY COUNCIL ACCEPTING THE TRAFFIC SIGNAL IMPROVEMENTS AT LEE AVE & GARVEY AVE AND DURFEE AVE & PECK RD – MICHAEL HUNT DRIVE PROJECT (HSIPL-5352(021)) AS COMPLETE AND AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER

WHEREAS, on March 26th, 2024, the City Council of the City of South El Monte ("City Council") awarded the construction contract to Calpromax Engineering, Inc. for the Traffic Signal Improvements at Lee Ave. & Garvey Ave. and Durfee Ave. & Peck Rd. – Michael Hunt Dr. Project;

WHEREAS, on May 7th, 2024, Calpromax Engineering, Inc. began construction of the Traffic Signal Improvements at Lee Ave. & Garvey Ave. and Durfee Ave. & Peck Rd. – Michael Hunt Dr. Project, and was completed by November 10th, 2025;

WHEREAS, the final cost for the construction work completed by Calpromax Engineering, Inc. is $496,979.91, which is within the approved construction budget;

WHEREAS, the project was reviewed by City Staff and it is determined to be completed satisfactorily;

WHEREAS, it is recommended that City Council accept the project as Complete and authorize staff to file the "Notice of Completion" with the County Recorder's Office for this project.;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH EL MONTE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: The City Council hereby adopts and approves this resolution accepting the work performed by Calpromax Engineering, Inc. for the Traffic Signal Improvements at Lee Ave. & Garvey Ave. and Durfee Ave. & Peck Rd. - Michael Hunt Dr. Project.

SECTION 2: The City Council hereby authorizes the City Clerk to file a Notice of Completion with the Los Angeles County Recorder.

PASSED, APPROVED, AND ADOPTED this 17th day of February 2026.

_____
Gloria Olmos, Mayor

ATTEST:

_____
Adrian Garcia, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SOUTH EL MONTE)

I, Adrian Garcia, City Clerk of the City of South El Monte, hereby certify that the foregoing Resolution, being Resolution No. 26-008, was duly passed and approved by the City Council of the City of South El Monte at a regular meeting of said Council held on the 17th day of February 2026, and that said Resolution was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Adrian Garcia, MMC, City Clerk

RECORDING REQUESTED BY:

ATTACHMENT B

WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF SOUTH EL MONTE
1415 Santa Anita Avenue
South El Monte, CA 91733

Free recording requested per Gov't Code 27383 — Space above this line for Recorder's use

NOTICE OF COMPLETION

Notice, pursuant to Civil Code Section 9204, must be filed within 15 days after completion.

Notice is hereby given that:

1. The undersigned is owner and 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 SOUTH EL MONTE
3. The full address of the owner is: 1415 Santa Anita Avenue, South El Monte, CA 91733
4. The nature of the title is: Fee
5. The full names and full addresses of all persons, if any, who hold this with the undersigned as joint tenants or as tenants in common are:

NAMES	ADDRESSES
NONE	

6. The full names and full 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
NONE	

7. A work of improvement on the property hereinafter described was completed on 11/10/2025. The work was: Traffic Signal Improvements at Lee Ave. & Garvey Ave. and Durfee Ave. & Peck Rd. - Michael Hunt Dr. Project.
8. The name of the contractor, if any, for such work of improvement was Calpromax Engineering, Inc. 04/05/2024
   (IF NO CONTRACTOR FOR WORK OF IMPROVEMENT AS A WHOLE, INSERT 'NONE') (DATE OF CONTRACT)
9. The property on which the work of improvement was completed is in South El Monte, County of Los Angeles, State of California, and is described as follows: City owned.
10. The street address of the property is NONE
    (IF NO STREET ADDRESS HAS BEEN OFFICIALY ASSIGNED, INSERT 'NONE')

Dated: _____ CITY OF SOUTH EL MONTE

By:_____
Rene Salas
City Manager

VERIFICATION

I, the undersigned, say: I am the City Manager of the City of South El Monte, the declarant of the foregoing notice of completion; I have read said notice of completion and know the content thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on: _____, at _____
(CITY) (STATE)

_____
(PERSONAL SIGNATURE OF THE INDIVIDUAL WHO IS SWEARING THAT THE CONTENTS OF THE NOTICE OF COMPLETION ARE TRUE.))

A notary public or other officer completion 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 _____

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20__, by _____
_____,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal) Signature_____

Successor Agency Agenda Report
Agenda Item No. 8.a.

DATE: February 17, 2026

TO: Honorable Chairperson and Members of the Board

APPROVED BY: Rene Salas, Executive Director

SUBMITTED BY: Adrian Garcia, MMC, City Clerk

SUBJECT: CONSIDERATION AND APPROVAL OF THE SUCCESSOR AGENCY MEETING MINUTES FOR JANUARY 20, 2026

SUMMARY: Staff is requesting approval of the Minutes of the January 20, 2026, Successor Agency Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the January 20, 2026, Successor Agency Meeting.

FISCAL/FINANCIAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

A. Draft Reg CC and SA Minutes 1-20-26

CITY OF SOUTH EL MONTE
REGULAR CITY COUNCIL AND SUCCESSOR AGENCY MEETING MINUTES
Tuesday, January 20, 2026 - 6:00 PM
1415 Santa Anita Avenue, South El Monte, California 91733

Mayor Olmos called the meeting to order at 6:00 P.M.

1. ROLL CALL

PRESENT:	Councilmember/Board Member(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem/Vice Chair Bojorquez, and Mayor/Chair Olmos
ABSENT:	Councilmember/Board Member(s):	None

STAFF PRESENT: Rene Salas, City Manager; Susie A. Altamirano, City Attorney; Adrian Garcia, City Clerk; Gerardo Marquez, Director of Community Development and Public Works; David De Vries, Director of Economic Development; and Sabrina Muhne, Deputy City Clerk.

Zoom was provided for the public to participate during Public Comment via teleconference.

2. PLEDGE OF ALLEGIANCE – Councilmember Acosta led the Pledge of Allegiance.

3. INVOCATION – Robert Yrigoyen, Parish Council President, Epiphany Catholic Church, offered the invocation.

4. PRESENTATIONS

4.a. Mayor and City Council presented Certificates of Recognition to the South El Monte High School Girls Volleyball team for their triumphant win at CIF Championships.

4.b. Mayor and City Council presented Certificates of Recognition to the Los Angeles County Bookmark Contest winners from South El Monte.

4.c. Mayor and City Council presented plaques to the 2025 Holiday Home Decorating Contest winners.

4.d. *This item will be presented in February.*

4.e. Deputy Ayers presented the Sheriff's Department Report for the months of October, November, and December 2025.

PRESENTATIONS (CONTINUED)

4.f. Code Enforcement Supervisor Rodriguez presented the Code Enforcement and Public Safety Department Report for the months of October, November, and December 2025.

4.g. Community Development and Public Works Director Gerardo Marquez presented the Community Development/Homeless Commission Updates.

5. APPROVAL OF THE AGENDA AND WAIVER OF FULL READING OF ORDINANCES

Councilmember Acosta requested to pull Agenda Items 7.e. and 7.f. from the Consent Calendar for discussion.

Motion by Councilmember Delgado, seconded by Councilmember Acosta, to approve the agenda as amended. Motion passed 5-0, by the following vote:

AYES:	Councilmember(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos
NAYS:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None

6. PUBLIC COMMENT

Mayor Olmos opened Public Comment.

1. Alejandro Ibarra, Field Representative, Office of Senator Susan Rubio, provided updates on the senator's changing leadership roles in Sacramento, and announced that the nomination period for the Woman of the Year Awards is now open.

2. Colin Wu, on behalf of the owner of 9535 Rush Street, spoke on Agenda Item 10.a. and presented a mixed-use development project proposal.

3. Sebastian Diaz, on behalf of the owner of 9535 Rush Street, spoke on Agenda Item 10.a. and presented a mixed-use development project proposal.

4. Christle Chumney, Regional Administrator, LA County Library, introduced the appointment of Amanda Rodarte-Contreras, the new South El Monte Library Manager.

5. Amanda Rodarte-Contreras, Library Manager, South El Monte Library, provided updates on upcoming library programs, the African American and Black History Month Programs, and celebrating Alma Thomas' artwork.

6. Richard Angel, resident, spoke on informing residents on development projects through the newsletter and thanked the Mayor for her work in getting In-N-Out Burger in the City.

DRAFT

PUBLIC COMMENT (CONTINUED)

7. Robert Yrigoyen, resident, expressed concerns on Agenda Item 7.e.

8. Eduardo Saucedo spoke on the Kruse property as a boxing facility, updating City Hall, Quimby fees, the Starlite Community and Mayans Development projects, the cannabis ordinance, councilmembers' unpaid fines, and the City's economic growth.

9. Roseanne Angel, resident, spoke on the Home Decorating Contest Winner awards, and informing residents of upcoming large developments near residential areas.

10. Denise Silva, Community Services Commissioner, commended the Homeless Commission's activities, and introduced Come As U R Inc., a nonprofit 501(c)(3) mobile shower program.

11. John Ventura, resident, presented a letter signed by residents on Leafdale Avenue and Haig Street requesting Councilmember Acosta to read aloud, expressed concerns on paving activity at Allgeyer Avenue, being served with a restraining order, use of SB1 funds, and called for the resignation of Mayor Pro Tem Bojorquez and the City Manager.

There being no further public comments, Mayor Olmos closed Public Comment.

7.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-003, APPROVING PROJECT ACCEPTANCE AND NOTICE OF COMPLETION FOR THE CITY HALL AND COUNCIL CHAMBER'S RESTROOM REMODEL (CDBG), CITY PROJECT NO. 637

Councilmember Acosta directed questions to staff on the bid solicitation process, the project completion timeline, and contingency funds.

Other discussion topics included the bid selection process, council's prior approval of the project, ADA compliance, and clarification on additional project expenses.

Motion by Councilmember Acosta, seconded by Councilmember Delgado, to adopt Resolution No. 26-003, accepting the completion for the City Hall and Council Chamber's Restroom Remodel (CDBG) Project, to authorize City Clerk to send the Notice of Completion for recordation to the Los Angeles County Recorder's Office, and to release retention accordingly. Motion passed 5-0, by the following vote:

AYES:	Councilmember(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos
NAYS:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None

CONSENT CALENDAR (CONTINUED)

7.f. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-004, ACCEPTING THE MERCED AVENUE GREENWAY PROJECT AS COMPLETE AND AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER

Councilmember Acosta directed questions to staff on any additional work done not part of the original scope.

Motion by Councilmember Acosta, seconded by Councilmember Delgado, to adopt Resolution No. 26-004, accepting the completion of the Merced Avenue Greenway Project, to authorize City Clerk to send the Notice of Completion for recordation to the Los Angeles County Recorder's Office, and to release retention accordingly. Motion passed 5-0, by the following vote:

AYES:	Councilmember(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos
NAYS:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None

7. CONSENT CALENDAR – CITY COUNCIL

Motion by Councilmember Rodriguez, seconded by Councilmember Delgado, to approve the balance of the Consent Calendar. Motion passed 5-0, by the following vote:

AYES:	Councilmember(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos
NAYS:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None

7.a. Approved the Minutes for the December 2, 2025, Special City Council Meeting.

7.b. Approved the Minutes for the November 18, 2025, Regular City Council Meeting.

7.c. Adopted Resolution No. 26-001, authorizing payment of City expenditures for the period of November 27, 2025, through January 14, 2026, totaling $4,241,928.89.

7.d. Adopted Resolution No. 26-002, authorizing City of South El Monte officers holding specified titles, or their successors in office, to invest in LAIF.

7.e. *This item was heard before approval of the Consent Calendar*.

7.f. *This item was heard before approval of the Consent Calendar*.

8. CONSENT CALENDAR – SUCCESSOR AGENCY

Motion by Vice Chair Bojorquez, seconded by Board Member Acosta, to approve the Consent Calendar. Motion passed 5-0, by the following vote:

AYES:	Board Member(s):	Acosta, Delgado, Rodriguez, Vice Chair Bojorquez, and Chair Olmos
NAYS:	Board Member(s):	None
ABSENT:	Board Member(s):	None

8.a. Approved the Minutes for the November 18, 2025, Successor Agency Meeting.

9. PUBLIC HEARINGS – None

10. GENERAL BUSINESS

10.a. CONSIDERATION OF ARTS DISTRICT OVERLAY AND SELECTION OF PREFERRED ALTERNATIVE

Mayor Olmos introduced the item, and David De Vries, Director of Economic Development, provided a presentation.

Discussion topics included resident support for arts districts, the district's potential environment and reputation, the number of expected versus needed visitors for sustainability, potential impacts on cannabis buffer zones, funding options, the business options in the district, artists willing to contribute towards murals, existing murals, and other local examples.

Staff was directed to review Alternative 1: West Industrial and Alternative 2: Central Civic as preferred options for the Arts District Overlay.

This item was received and filed.

10.b. DISCUSSION RELATED TO EXPRESSIVE CONDUCT AT CITY NIGHT MARKET AND POTENTIAL REGULATION OPTIONS

Mayor Olmos introduced the item, and Susie A. Altamirano, City Attorney, provided a presentation.

Discussion topics included freedom of speech, right to protest, incidents that prompted this discussion, the potential application process, First Amendment, public safety issues, designated spaces at events, family-friendly spaces, unwanted solicitations at events, hate speech issues occurring across the country under expressive conduct, establishing code of conduct, common courtesy in public spaces, upholding speaking rights, City-hosted events versus public space area events, and the difference once violence gets involved.

This item was received and filed.

11. COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS

Councilmember Rodriguez announced he had nothing to report.

Councilmember Delgado announced he attended the following: the Employee Recognition Dinner, the Greater Los Angeles County Vector Control District Board of Trustees Meeting, a Valle Lindo School District Christmas dance program, and a Free Food Distribution with Emergency Resources Association, Vietnamese Alliance Church, and Valle Lindo School District.

Mayor Pro Tem Bojorquez announced he attended the following: the Christmas Wish Toy Giveaway, a Free Food Distribution with Emergency Resources Association, Vietnamese Alliance Church, and Valle Lindo School District, the Valle Lindo School District Christmas dance program, the Santa's Sleigh drive around, the Senior Center's Christmas Luncheon, and the Senior Center's New Year's Luncheon.

Councilmember Acosta announced he attended the following: a Free Food Distribution with Emergency Resources Association, Vietnamese Alliance Church, and Valle Lindo School District, the CIF South El Monte High School Varsity Football game, the Employee Recognition Dinner, the Christmas Wish Toy Giveaway, the Santa's Sleigh drive around, the Senior Center's Christmas Luncheon, and the Senior Center's New Year's Luncheon.

At 9:17 p.m., Councilmember Rodriguez left the chambers.

At 9:19 p.m., Councilmember Rodriguez returned to the chambers.

Mayor Olmos announced she attended the following: the Senior Center's Christmas Luncheon, the Senior Center's New Year's Luncheon, the Employee Recognition Dinner, a Free Food Distribution with Emergency Resources Association, Vietnamese Alliance Church, and Valle Lindo School District, the Christmas Wish Toy Giveaway, the CIF South El Monte High School Varsity Football game, the VACCO Industries Christmas Luncheon, the Los Angeles County Sanitation District No. 15 Board of Directors Regular Meeting, the Santa's Sleigh drive around, the San Gabriel Valley Economic Partnership Merry Mingle, the League of California Cities Los Angeles County Division All Cities Holiday Reception, and the Senior Center's December Birthdays & Spirit Week Social.

12. CORRESPONDENCE – None

13. COUNCILMEMBERS' AGENDA

13.a. COUNCILMEMBER HECTOR DELGADO

1. Consideration of $5,000.00 donation to South El Monte High School's Volleyball Team in support of their CIF Championship Run. Donation would help cover the cost of rings for student/athletes.

Councilmember Delgado summarized his item and requested the donation due to the majority of the students not being able to afford the championship rings on their own.

Mayor Olmos clarified that the school is not allowed to purchase the rings for the students and welcomed other donations from the public.

Motion by Councilmember Acosta, seconded by Councilmember Delgado, to donate $5,000.00 to the South El Monte High School's Volleyball Team to help cover the cost of championship rings. Motion passed 5-0, by the following vote:

AYES:	Councilmember(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos
NAYS:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None

13.b. COUNCILMEMBER MANUEL ACOSTA

1. City Manager's Authority to Approve Unscheduled, Unapproved Projects
Discussion/Action: What, if any, is the city manager's authority to approve projects under a contingency budget (i.e., a construction project)? What is the interplay between a contingency budget and unscheduled or unapproved scope of work within a project? The construction contingency budget is defined as a budgeted item for unforeseen circumstances.

Councilmember Acosta referenced the letter that was presented during Public Comment, summarized his item, and directed questions to staff on current paving projects.

This item was continued to a future meeting.

2. Speed Mitigating Actions for Michael Hunt Drive
Discussion/Action: A common theme among residents that live on Michael Hunt Drive is drivers driving through the street excessively. The installation of speed mitigating items such as speed bumps should be evaluated.

Councilmember Acosta summarized his item.

Discussion topics included prior liability coverage issues because of damage to emergency vehicles, rumble strip options, checking with the insurance carrier, nearby neighborhoods that have speed bumps, speed bump signage, stop signs with lights, and other crosswalk strips.

Staff was directed to review options and bring back at a future meeting.

14. CLOSED SESSION

At 9:47 p.m., Mayor and City Council recessed into Closed Session.

14.a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code Section 54956.8)
PROPERTY: 9617 Alpaca St, South El Monte, California 91733
Agency Negotiator: Rene Salas, City Manager
Negotiation Parties: Alpaca Park LLC
Under Negotiation: Price and terms of payment as it relates to interests in real property.

14.b. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
(Pursuant to Government Code Section 54956.9(d)(2) and (e)(1)): (four matters)

14.c. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
(Pursuant to Government Code Section 54956.9(d)(4)): (one matter)

At 12:09 a.m., Mayor Olmos reconvened the meeting with all councilmembers present.

Susie A. Altamirano, City Attorney, announced City Council discussed Items 14.a. through 14.c., reports were provided, feedback given, no reportable action, and at 10:25 p.m., Mayor and City Council voted to extend the meeting past 10:00 p.m. Motion to extend the meeting passed 5-0, by the following vote:

AYES:	Councilmember(s):	Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos
NAYS:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None

15. ADJOURNMENT

There being no further business coming before this body, at 12:09 a.m., Mayor Olmos adjourned the meeting in Memory of Allen J. Parker, former City Manager, to a Regular City Council Meeting on Tuesday, February 3, 2026, at 6:00 p.m.

Minutes prepared by Sabrina A. Muhne, Deputy City Clerk.

_____ _____

Adrian Garcia, MMC, City Clerk Gloria Olmos, Mayor

DRAFT

City Council Agenda Report
Agenda Item No. 8.b.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Masami Higa, Director of Finance

SUBJECT: COUNCIL TO RECEIVE AND FILE SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT'S APPROVED RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE ANNUAL PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027 ("ROPS 26-27")

SUMMARY: On January 12, 2026, the County Oversight Board approved the Successor Agency's ROPS 26-27 by adopting Resolution No. OB 26-1. Staff requests City Council receive and file ROPS 26-27.

RECOMMENDED ACTION: Staff recommends City Council and Successor Agency Board Members receive and file ROPS 26-27.

FISCAL/FINANCIAL IMPACT: The fiscal impact to the City of South El Monte General Fund will be an administrative cost reimbursement revenue of $115,388 for fiscal year 2026-27.

DISCUSSION: The Successor Agency to the South El Monte Improvement District (SA) is responsible for winding down the activities of the former Redevelopment Agency (RDA). In accordance with ABx1 26, the RDA was dissolved on February 1, 2021 and replaced with the SA. The SA makes payments required to complete enforceable obligations, performs duties pursuant to the enforceable obligations, and comply with ABx1 26, AB 1484, and SB 107.

The South El Monte's Oversight Board to the SA was dissolved by operation of law (Government Code section 34179(j), which specifies that on and after July 1, 2018, in each county where more than one oversight board was created, there shall be only one Oversight Board, which is now the County Oversight Board (https://lacob.lacounty.gov/).

South El Monte SA staff serves as staff to the County Oversight Board. On January 12, 2026, the County Oversight Board approved the SA's ROPS 26-27 by adopting Resolution No. OB 26-1 (Attachment A). The ROPS was approved in order for the South El Monte SA staff to make enforceable obligation payments and to comply with ABx1 26,

AB 1484, and SB 107.

ATTACHMENT(S):

A. Resolution No. OB 26-1_Final
B. ROPS 2026-27_Final

ATTACHMENT A

Attachment 1

RESOLUTION NO. OB 26-1

A RESOLUTION OF THE LOS ANGELES COUNTY FIRST SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE FISCAL PERIOD FROM JULY 1, 2026 THROUGH JUNE 30, 2027 OF THE SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT AND TAKING RELATED ACTIONS

RECITALS:

WHEREAS, pursuant to Health and Safety Code Section 34177(o), the Successor Agency to the South El Monte Improvement District (the "Successor Agency") must prepare a Recognized Obligation Payment Schedule listing the anticipated payments for enforceable obligations to be made by the Successor Agency during the fiscal period from July 1, 2026 through June 30, 2027 ("ROPS 26-27") and submit ROPS 26-27 to the oversight board of the Successor Agency (the "Oversight Board") for approval; and

WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(C) and Section 34177(o)(1), the Successor Agency must: (i) submit the Oversight Board-approved ROPS 26-27 to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than February 1, 2026, and (ii) post a copy of the Oversight Board-approved ROPS 26-27 on the Successor Agency's website; and

NOW, THEREFORE, THE LOS ANGELES COUNTY FIRST SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD DOES HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves the proposed ROPS 26-27, substantially in the form attached hereto as Exhibit A. Staff of the Successor Agency is hereby authorized and directed to: (i) submit a copy of Oversight Board-approved ROPS 26-27 to the DOF, the Office of the State Controller, and the County Auditor-Controller and (ii) post a copy of the Oversight Board-approved ROPS 26-27 on the Successor Agency's Internet website (being a page on the Internet website of the City of South El Monte).

Section 3. The Staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including but not limited to requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and making adjustments to ROPS 26-27 pursuant to the DOF's instructions, and any such actions previously taken are hereby ratified and confirmed.

PASSED, APPROVED, and ADOPTED by the Los Angeles County First Supervisorial District Consolidated Oversight Board at a meeting duly held on the 12th day of January, 2026.

Steve Koffroth, Chair
First District Consolidated Oversight Board

ATTEST:

Cesar Hernandez, Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SOUTH EL MONTE)

I, Cesar Hernandez, Secretary of the Successor Agency, do hereby certify that the foregoing Resolution, being Resolution No. OB 26-1 was duly passed and approved by the Oversight Board of the Successor Agency to the South El Monte Improvement District at a meeting of said Oversight Board held on the 12th day of January, 2026, and that said Resolution was adopted by the following vote:

AYES: Y. Duarte-White; S. Koffroth; W. Rojas, T. Rosnick
NOES: None
ABSENT: E. Alcantar
ABSTAIN: None

Cesar Hernandez, Secretary

EXHIBIT A

SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
(July 1, 2026 - June 30, 2027)

(see attached)

ATTACHMENT B

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary
Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: South El Monte

County: Los Angeles

	Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	26-27A Total (July - December)	26-27B Total (January - June)	ROPS 26-27 Total
A	**Enforceable Obligations Funded as Follows (B+C+D)**	**$ -**	**$ -**	**$ -**
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	-	-	-
E	**Redevelopment Property Tax Trust Fund (RPTTF) (F+G)**	**$ 1,882,828**	**$ 384,363**	**$ 2,267,191**
F	RPTTF	1,825,134	326,669	2,151,803
G	Administrative RPTTF	57,694	57,694	115,388
H	**Current Period Enforceable Obligations (A+E)**	**$ 1,882,828**	**$ 384,363**	**$ 2,267,191**

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

STEVE KOFFROTH — Name

CHAIR — Title

/s/ — Signature

1-14-26 — Date

South El Monte
Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
July 1, 2026 through June 30, 2027

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	**ROPS 26-27 Total**	**ROPS 26-27A (Jul - Dec)**					**26-27A Total**	**ROPS 26-27B (Jan - Jun)**					**26-27B Total**
											Fund Sources						**Fund Sources**					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								$23,668,258		$2,272,961	$-	$-	$-	$1,825,134	$60,579	$1,885,713	$-	$-	$-	$326,669	$60,579	$387,248
7	Contracted Services for Bonds	Professional Services	07/01/2006	08/01/2036	Urban Futures, Inc.	Consultant for Bond Disclosure Reports		98,536	N	$7,500	-	-	-	3,750	-	$3,750	-	-	-	3,750	-	$3,750
9	Banking Fees	Fees	07/27/2005	08/01/2036	U.S. Bank	Bank Trust Fee		79,425	N	$6,850	-	-	-	3,425	-	$3,425	-	-	-	3,425	-	$3,425
11	Administrative Costs	Admin Costs	02/01/2012	08/01/2036	Employees	Full-time salaries and benefits		1,622,576	N	$121,158	-	-	-	-	60,579	$60,579	-	-	-	-	60,579	$60,579
36	2014 Tax Allocation Bonds Series A	Bonds Issued After 12/31/10	07/02/2014	08/01/2036	U.S. Bank	Bonds issued to refund outstanding Series 2008A Bonds		8,881,881	N	$265,488	-	-	-	132,744	-	$132,744	-	-	-	132,744	-	$132,744
48	2015 Tax Allocation Bonds Series A	Bonds Issued After 12/31/10	05/13/2015	08/01/2031	U.S. Bank	Bonds issued to refund outstanding Series 2005A Bonds		10,775,450	N	$410,825	-	-	-	233,325	-	$233,325	-	-	-	177,500	-	$177,500
49	2015 Tax Allocation Bonds Series B	Bonds Issued After 12/31/10	05/13/2015	08/01/2026	U.S. Bank	Bonds issued to refund outstanding Series 2005B Bonds		714,000	N	$714,000	-	-	-	714,000	-	$714,000	-	-	-	-	-	$-
52	Subordinate Taxable Tax Allocation Refunding Bonds Series 2019	Refunding Bonds Issued After 6/27/12	10/01/2019	08/01/2027	U.S.Bank	Bonds Issued to refund outstanding 2007 Series A Taxable Bonds		1,496,390	N	$747,140	-	-	-	737,890	-	$737,890	-	-	-	9,250	-	$9,250

South El Monte
Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2023 through June 30, 2024
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	**Fund Sources**					**Comments**
		Bond Proceeds		**Reserve Balance**	**Other Funds**	**RPTTF**	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	**Beginning Available Cash Balance (Actual 07/01/23)** RPTTF amount should exclude "A" period distribution amount.					(206,517)	As reported in ROPS 25-26.
2	**Revenue/Income (Actual 06/30/24)** RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller					2,134,930	2023-24 Determination Letter approved distribution.
3	**Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)**					2,268,984	23-24A POP and 23-24B POP and Authorized Administrative RPPTF.
4	**Retention of Available Cash Balance (Actual 06/30/24)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	**ROPS 23-24 RPTTF Prior Period Adjustment** RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC		No entry required				
6	**Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)**	**$-**	**$-**	**$-**	**$-**	**$(340,571)**	

South El Monte
Recognized Obligation Payment Schedule (ROPS 26-27) - Notes
July 1, 2026 through June 30, 2027

Item #	Notes/Comments
7	Estimated continuing disclosure report cost.
9	Estimated bond trustee fees.
11	July 23, 2021 Title 2 CFR Part 200 Cost Study's cost adjusted for inflation. The City plans to update this study in Fiscal 2027.
36	Principal and interest due each February 1st and August 1st.
48	Principal and interest due each February 1st and August 1st.
49	Principal and interest due each February 1st and August 1st.
52	Principal and interest due each February 1st and August 1st.

City Council Agenda Report

Agenda Item No. 10.a.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Adrian Garcia, MMC, City Clerk

SUBJECT: CONSIDERATION OF FIRST READING OF ORDINANCE NO. 1289, AMENDING SOUTH EL MONTE'S MUNICIPAL CODE SECTIONS 2.48.020 OF CHAPTER 2.48 TO DECREASE THE NUMBER OF COMMISSIONERS ON THE COMMUNITY SERVICES COMMISSION FROM SEVEN TO FIVE COMMISSIONERS

SUMMARY: Staff is seeking City Council to introduce first reading of Ordinance No. 1289, amending South El Monte's Municipal Code sections 2.48.020 of chapter 2.48 to decrease the number of commissioners on the Community Services Commission from seven to five commissioners.

RECOMMENDED ACTION: Staff recommends City Council waive first reading and introduce Ordinance No. 1289, amending South El Monte's Municipal Code sections 2.48.020 of chapter 2.48 to decrease the number of commissioners on the Community Services Commission from seven to five commissioners.

FISCAL/FINANCIAL IMPACT: Staff estimates a cost savings of a total of $800.

DISCUSSION: At its Regular City Council Meeting of February 3, 2026 the City Council provided the City Manager direction to bring back Ordinance amending Municipal Code to decrease the number of commissioners on the Community Services Commission from seven to five commissioners.

Section 2.48.020 (Membership) of Chapter 2.48 (Community Service Commission) of Title 2 (Administration and Personnel) of the South El Monte Municipal Code is hereby amended to read in its entirety as follows:

"2.48.020 - Membership.

The Community Services Commission shall consist of five city residents appointed by a majority of the City Council. The City Council shall consider the nominations of the city's senior advisory committee in appointing the senior members. No city employee is eligible

to serve as a member of the commission. No person shall remain a member if that person ceases being a resident of the city. The term of office for members shall be one year. Notwithstanding the foregoing, a member shall continue to serve until a qualified successor assumes that member's seat. If a vacancy occurs during the term, the council shall appoint a qualified successor to serve the remainder of the term. A majority of the council may remove a member at any council meeting."

ATTACHMENT(S):

A. First Reading Ordinance No. 1289, Decreasing Number of Commissioners on Community Services Commission

ORDINANCE NO. 1289

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH EL MONTE AMENDING SOUTH EL MONTE'S MUNICIPAL CODE SECTIONS 2.48.020 OF CHAPTER 2.48 TO DECREASE THE NUMBER OF COMMISSIONERS ON THE COMMUNITY SERVICES COMMISSION FROM SEVEN TO FIVE COMMISSIONERS

WHEREAS, the City of South El Monte ("City") currently establishes the Community Service Commission through South El Monte Municipal Code ("SEMMC") Chapter 2.48;

WHEREAS, Section 2.48.020 of the SEMMC requires that the Community Services Commission consist of seven City residents;

WHEREAS, the City Council seeks to reduce the size of the Community Services Commission to five (5) City residents to align with the membership size of the City's other Commissions; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH EL MONTE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The above recitals are true and correct and incorporated herein by reference.

SECTION 2: Section 2.48.020 (Membership) of Chapter 2.48 (Community Service Commission) of Title 2 (Administration and Personnel) of the South El Monte Municipal Code is hereby amended to read in its entirety as follows:

"2.48.020 - Membership.

The community services commission shall consist of five city residents appointed by a majority of the city council. The city council shall consider the nominations of the city's senior advisory committee in appointing the senior members. No city employee is eligible to serve as a member of the commission. No person shall remain a member if that person ceases being a resident of the city. The term of office for members shall be one year. Notwithstanding the foregoing, a member shall continue to serve until a qualified successor assumes that member's seat. If a vacancy occurs during the term, the council shall appoint a qualified successor to serve the remainder of the term. A majority of the council may remove a member at any council meeting."

SECTION 3: Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 4: The City Clerk shall certify to the adoption of this Ordinance.

SECTION 5: Publication. The City Clerk is directed to cause this Ordinance to be published within fifteen (15) days of its passage in a newspaper of general circulation published and circulated within the City of South El Monte.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its final passage and adoption.

PASSED, APPROVED AND ADOPTED this ___ day of _____ 2026.

_____
Gloria Olmos, Mayor

ATTEST:

_____
Adrian Garcia, MMC, City Clerk

APPROVED AS TO FORM:

_____
Susie A. Altamirano, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SOUTH EL MONTE)

I, Adrian Garcia, City Clerk of the City of South El Monte, do hereby certify that the foregoing Ordinance No. 1289, was duly introduced and placed upon its first reading at a regular meeting of the City Council on the 17th day of February 2026 and that thereafter, said Ordinance was duly passed and adopted by the City Council of the City of South El Monte at a regular meeting of said Council held on the ___ day of _____ 2025, by the following vote:

AYES:
NOES:
ABSENT:

_____
Adrian Garcia, MMC, City Clerk

City Council Agenda Report
Agenda Item No. 10.b.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Adrian Garcia, MMC, City Clerk

SUBJECT: CONTINUED FROM THE FEBRUARY 3, 2026, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF ADVANCEMENT OF WOMEN AND GIRLS COMMISSIONERS

SUMMARY: Appointments to be made to the Advancement of Women and Girls Commission, which is a five-member commission. The current terms expired on January 31, 2026.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking re-appointment/appointment to the Advancement of Women and Girls Commission for a one-year term ending January 31, 2027.

FISCAL/FINANCIAL IMPACT: Commissioners receive a monthly stipend of $100 for each month in which a commissioner attends at least one meeting. Funds have been budgeted.

DISCUSSION: The Advancement of Women and Girls Commission is a five-member commission consisting of five city residents appointed by a majority of the City Council. This appointment is for a one-year term commencing on February 1, 2026, pending clearance of Live Scan background check.

Seven (7) applicants are seeking reappointment/appointment to the Advancement of Women and Girls Commission.

Seeking Reappointment:
- Evelyn Briones
- Sara Gaeta-Anguiano
- Elizabeth Gutierrez

Seeking Appointment:
- Cecilia Rosas-Garcia
- Cindy Flores

- Kimberly Valencia – (Also applied for Community Services, Patriotic and Planning)
- Nydia Romero – (Also applied for Community Services, Patriotic and Planning)

ATTACHMENT(S):

A. Evelyn Briones
B. Sara Gaeta-Anguiano
C. Elizabeth Gutierrez
D. Cecilia Rosas-Garcia
E. Cindy Flores
F. Kimberly Valencia
G. Nydia Romero

CITY OF SOUTH EL MONTE

1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540

APPLICATION FOR APPOINTMENT TO COMMISSION

The City of South El Monte welcomes your interest to serve on a City Commission. All applicants must be a resident of the City of South El Monte and complete a Live Scan prior to appointment. City of South El Monte employees are **not** eligible to serve as a member on a commission.

Mark which Commission(s) you wish to serve on:

(✓) Advancement for Women and Girls Commission

( ) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

( ) Planning Commission

2025 DEC -4 P 4:18

PERSONAL INFORMATION *Please print:*

Name: Evelyn Briones Address: [redacted]

Years in South El Monte: 29 Home Phone: _____

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: Whittier Union High School District Work Phone: [redacted]

Occupation: Mental Health Social Worker Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

South El Monte Highschool	12
Name/Location	Highest Grade Completed

University, College, Trade School, or Other:

UC Santa Cruz- BA in Pyschology; USC MA in Social Work	
Name/Location	Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

Advancement for Women and Girls-South El Monte

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No

Would your personal or business activities conflict with you serving as a commissioner? No If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

As a Licensed Clinical Social Worker, I work closely with women, girls, and families who face complex educational, social, and mental-health challenges. This experience gives me a clear understanding of the barriers they encounter and the supports that make a meaningful difference.

My first term on the Commission was a valuable learning experience that deepened my understanding of the Commission's processes, mission, and community impact. Now that I know how the work operates, I feel even more prepared to contribute thoughtfully and effectively. I bring strong advocacy skills, a commitment to equity, and a collaborative approach, and I am eager to continue supporting initiatives that uplift and advance women and girls in our community.

IMPORTANT

The application process will be used to assist the City Council in their selection of appointments. The City Council is not bound by the submittal of an application to make an appointment.

Proof of residence is required, including a California State Issued Driver's License (or California State Issued Identification Card) and a utility bill.

By signing the application, you understand that this document is a public record subject to disclosure upon request, you acknowledge your understanding and commitment as a commissioner, and if appointed, consent to a Live Scan background check, will undergo required AB 1234 Ethics training, and will file a Form 700 Statement of Economic Interests.

Appointment by the City of South El Monte is contingent upon the clearance of the Live Scan and sufficient proof of residence. Should that clearance prove to be unsatisfactory, it may affect your eligibility for appointment or cause for immediate dismissal.

Signature of Applicant: [redacted] **Date:** 12/4/25

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

Return completed application to:

Office of the City Clerk
1415 Santa Anita Avenue
South El Monte, CA 91733
(626) 579-6540

The City Clerk's Office will contact you regarding the Live Scan.

CITY OF SOUTH EL MONTE

1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540

2025 DEC 17 P 12:02

APPLICATION FOR APPOINTMENT TO COMMISSION

The City of South El Monte welcomes your interest to serve on a City Commission. All applicants must be a resident of the City of South El Monte and complete a Live Scan prior to appointment. City of South El Monte employees are **not** eligible to serve as a member on a commission.

Mark which Commission(s) you wish to serve on:

(X) Advancement for Women and Girls Commission ( )

Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

( ) Planning Commission

PERSONAL INFORMATION *Please print:*

Name: _Sara Gaeta-Anguiano_____Address: [redacted]

Years in South El Monte: 48 Home Phone: n/a

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: County of Los Angeles Work Phone: _____

Occupation: Manager Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

South El Monte High School — 12
Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

California State University, Long Beach — MPA
Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

Planning Commission 2017, 2018

Advancement for Women and Girls Commission 2025

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

Los Angeles County Management Council

Los Angeles County Hispanic Managers Association

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? no

Would your personal or business activities conflict with you serving as a commissioner? no If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

My prior experience as a Planning and Advancement of Women and Girls Commission has prepared me to continue serving as a Commissioner. I understand and follow the rules, processes and responsibilties of the commission. I attend as many community events as I am able to. This year, I served as a volunteer at the city's Easter event. I served food, drinks, and helped with the Easter egg hunt. I attended the walk against Domestic Violence, and participated fully in the preparation for the Women and Girls annual conference. I attended the event as well. I've attended a few City Council meetings to learn more about the opportunities and challenges that our city face. All of these activities have prepared me to continue serving our city.

IMPORTANT

The application process will be used to assist the City Council in their selection of appointments. The City Council is not bound by the submittal of an application to make an appointment.

Proof of residence is required, including a California State Issued Driver's License (or California State Issued Identification Card) and a utility bill.

By signing the application, you understand that this document is a public record subject to disclosure upon request, you acknowledge your understanding and commitment as a commissioner, and if appointed, consent to a Live Scan background check, will undergo required AB 1234 Ethics training, and will file a Form 700 Statement of Economic Interests.

Appointment by the City of South El Monte is contingent upon the clearance of the Live Scan and sufficient proof of residence. Should that clearance prove to be unsatisfactory, it may affect your eligibility for appointment or cause for immediate dismissal.

Signature of Applicant [redacted] **Date:** 12/17/2025

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

Return completed application to:

Office of the City Clerk
1415 Santa Anita Avenue
South El Monte, CA 91733
(626) 579-6540

The City Clerk's Office will contact you regarding the Live Scan.

CITY OF SOUTH EL MONTE

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Mark which Commission(s) you wish to serve on:

(✓) Advancement for Women and Girls Commission

(✓) Community Services Commission

(✓) Homeless Commission

( ) Patriotic Commission

( ) Planning Commission

2025 DEC -4 P 12:51

PERSONAL INFORMATION *Please print:*

Name: Elizabeth Gutierrez Address: [redacted]

Years in South El Monte: 41 Home Phone: n/a

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: Los Angeles County Dept of Mental Health Work Phone: n/a

Occupation: LCSW Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

South El Monte High School — 12
Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

CSU, Long Beach — Master of Social Work
Name/Location — Major/Degree

Served in the Advancement for Women and Girls Commission from Feb 2025-present

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

National Association of Social Workers Member, PTA at Los Altos Elementary

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? no

Would your personal or business activities conflict with you serving as a commissioner? no If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

See attached

IMPORTANT

The application process will be used to assist the City Council in their selection of appointments. The City Council is not bound by the submittal of an application to make an appointment.

Proof of residence is required, including a California State Issued Driver's License (or California State Issued Identification Card) and a utility bill.

By signing the application, you understand that this document is a public record subject to disclosure upon request, you acknowledge your understanding and commitment as a commissioner, and if appointed, consent to a Live Scan background check, will undergo required AB 1234 Ethics training, and will file a Form 700 Statement of Economic Interests.

Appointment by the City of South El Monte is contingent upon the clearance of the Live Scan and sufficient proof of residence. Should that clearance prove to be unsatisfactory, it may affect your eligibility for appointment or cause for immediate dismissal.

Signature of Applicant: [redacted] **Date:** 12/4/25

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

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APPLICATION FOR APPOINTMENT TO COMMISSION

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Mark which Commission(s) you wish to serve on:

(X) Advancement for Women and Girls Commission

( ) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

( ) Planning Commission

2026 JAN 22 A 9:41

PERSONAL INFORMATION *Please print:*

Name: Cecilia Rosas-Garcia Address: [redacted]

Years in South El Monte: 13 Home Phone: [redacted]

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: _____ Work Phone: _____

Occupation: Student Employer's Address: _____

EDUCATION/TRAINING

High School:

South El Monte High School — 10th

Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

N/A

Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

N/A

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

ASB, Girls Soccer, School Choie, Church Choir

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No

Would your personal or business activities conflict with you serving as a commissioner? No If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I have been in a leadership role since 7th grade. I am in my schools ASB Class. I have brought new ideas and have put in the hard work to show it. In my school I try to make the school a better environment for all my classmates to feel like they belong by participating in school events and having spirit. In my schools community I have learned to be a leader and to work others to complete our work for the schoo's students and staff.

IMPORTANT

The application process will be used to assist the City Council in their selection of appointments. The City Council is not bound by the submittal of an application to make an appointment.

Proof of residence is required, including a California State Issued Driver's License (or California State Issued Identification Card) and a utility bill.

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Appointment by the City of South El Monte is contingent upon the clearance of the Live Scan and sufficient proof of residence. Should that clearance prove to be unsatisfactory, it may affect your eligibility for appointment or cause for immediate dismissal.

Signature of Applicant: [redacted] **Date:** 1/21/26

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

Return completed application to:

Office of the City Clerk
1415 Santa Anita Avenue
South El Monte, CA 91733
(626) 579-6540

The City Clerk's Office will contact you regarding the Live Scan.

CITY OF SOUTH EL MONTE

1415 SANTA ANITAAVENUE
SOUTH EL MONTE,CALIFORNIA 91733
(626) 579-6540

APPLICATION FOR APPOINTMENT TO COMMISSION

The City of South El Monte welcomes your interest to serve on a City Commission. All applicants must be a resident of the City of South El Monte and complete a Live Scan prior to appointment. City of South El Monte employees are **not** eligible to serve as a member on a commission.

Mark which Commission(s) you wish to serve on:

(✓) Advancement for Women and Girls Commission

( ) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

( ) Planning Commission

2026 JAN 22 A 9:41

PERSONAL INFORMATION *Please print:*

Name: Cindy Flores

Address: [redacted]

Years in South El Monte: 7

Home Phone: [redacted]

E-mail Address: [redacted]

Occupation: Student

EDUCATION/TRAINING

High School: South El Monte High School — 10th Grade

Name/Location — HighestGrade Completed

University, College, Trade School, or Other:

Rio Hondo College Dual Enrollment — N/A

Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

This will be the first commission I serve on.

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

Associated Student Body, Beyond Borders Initiative, ActiveSEM, Freshmen Mentoring Program, EMUHSD Student Advisory Council

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? **No**

Would your personal or business activities conflict with you serving as a commissioner? **No** If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I am a female student at my high school who is in involved in ASB, ActiveSEM, Freshmen Mentoring Program, Beyond Borders Initiative and our district Student Advisory Council. I was also selected as a nominee to attend the California American Legion Auxiliary Girls' State 2026 Conference. Each of these clubs are engaging in different parts of not only my school community, but our city. ActiveSEM is a partnership with Active SGV (a volunteering program outside of school that helps with community events) and Beyond Borders Initiative is a club that spreads awareness about immigrant families in our community to our school. I have leadership abilites and am not afraid to voice concerns, ideas and opinions to advocate for women in our city. I hold leadership positions on my campus and am a reliable, responsible person who can be counted on when needed. I also volunteered at our South El Monte community Library over the summer.

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Signature of Applicant: [redacted] **Date: 01/21/26**

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Mark which Commission(s) you wish to serve on:

(X) Advancement for Women and Girls Commission

(X) Community Services Commission

( ) Homeless Commission

(X) Patriotic Commission

(X) Planning Commission

2025 DEC -4 P 4:

PERSONAL INFORMATION Please print:

Name: Kimberly Valencia, CHCP Address: [redacted]

Years in South El Monte: 15+ Home Phone: N/A

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: UCLA David Geffen School of Medicine, Center for Continuing Professional Development Work Phone: N/A

Occupation: Continuing Education Manager Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

South El Monte High School	Graduation 2012
Name/Location	Highest Grade Completed

University, College, Trade School, or Other:

University of Utah, 2017 University of Texas, El Paso (In Progess, Fall 2026)	Bachelor of Arts, Communication Studies Master of Arts, Education
Name/Location	Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

None.

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

UCLA Health Leadership Development Program

Alliance for Continuing Education in the Health Professions (ACEHP)

Certified Healthcare CPD Professional (CHCP)

Global Alliance for Medical Education (GAME) Project Management Institue (PMI)

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No.

Would your personal or business activities conflict with you serving as a commissioner? No. If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I bring close to a decade of experience in continuing medical education (CME), professional development (CPD), and grant management with a strong focus on equity and community wellbeing. In my role as Continuing Education (CE) Manager at UCLA David Geffen School of Medicine (DGSOM) I oversee programs that support high quality healthcare and strengthen the skills of clinicians who serve diverse populations. My previous work with UCLA Integrated Substance Abuse Programs (ISAP) deepened my understanding of behavioral health needs and the connection between housing, stability, and long term wellness.

I also serve as a mentor for professionals in the CPD and CME field and I hold a professional certificate in Project Management from Cal State LA. These experiences have strengthened my abilities in organization, planning, and partnership building. In addition, I previously served as Vice President of the El Monte/South El Monte (EMSEM) Jets Football and Cheer organization. This role provided hands on experience within our community and nonprofit operations which I believe would be an asset to any commission.

I have a deep love for South El Monte and a strong commitment to its future. My goal is to build meaningful relationships between the city and the community and to foster collaboration with institutions such as UCLA. I am dedicated to serving in a way that reflects care, integrity, and long term vision.

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Signature of Applicant: [redacted] Date: 12/4/2025

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Mark which Commission(s) you wish to serve on:

- (X) Advancement for Women and Girls Commission
- (X) Community Services Commission
- (X) Homeless Commission
- (X) Patriotic Commission
- (X) Planning Commission

2025 NOV 25 P 2:

PERSONAL INFORMATION *Please print:*

Name: Nydia Romero Address: [redacted]

Years in South El Monte: 30 Home Phone [redacted]

E-mail Address: [redacted] Phone: [redacted]

Employer: Singreen Systems, Inc Work Phone: [redacted]

Occupation: SR PAdmin Employer's Address [redacted]

EDUCATION/TRAINING

High School:

SEMHS — 12th

Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

Patriotic Commission

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

PTO President VCSD. SEMHS PTSA, SEMHS Elec Chair, VCSD Parent Advisory Committee chair.

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? no

Would your personal or business activities conflict with you serving as a commissioner? no If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I am an avid and passionate person about Community service. It is my goal and mission in life to leave the world a better place, even if my part is "small". I have been a parent volunteer for 21 years, from Options to Headstart to middle school and now the high school. It has been my distinct honor and privilege to serve on SEM Patriotic Committe. I hope to continue on in any capacity the city deems. Thank you for reading! Respectfully, Nydia

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Signature of Applic [redacted] **Date:** 11/14/25

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City Council Agenda Report
Agenda Item No. 10.c.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Adrian Garcia, MMC, City Clerk

SUBJECT: CONTINUED FROM THE FEBRUARY 3, 2026, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF COMMUNITY SERVICES COMMISSIONERS

SUMMARY: Appointments to be made to the Community Services Commission, which is a five-member commission. The current terms expired on January 31, 2026.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals, should the City Council approve the Ordinance decreasing the number of Community Services Commissioners from seven to five commissioners, seeking reappointment/appointment to the Community Services Commission for a one-year term ending January 31, 2027.

FISCAL/FINANCIAL IMPACT: Commissioners receive a monthly stipend of $100 for each month in which a commissioner attends at least one meeting. Funds have been budgeted.

DISCUSSION: The Community Services Commission acts in an advisory capacity to the City Council on all matters pertaining to the City's parks and recreation services, senior programs, and special events. This appointment is for a one-year term commencing on February 1, 2026, pending clearance of Live Scan background check.

Eight (8) applicants are seeking reappointment/appointment to the Community Services Commission.

Seeking Reappointment:
- Robert V. Becerra
- Gerardo Diaz
- George Anguiano
- Hortencia Vasquez

Seeking Appointment:
- Ivania Reyes

- Eric Velazquez
- Kimberly Valencia – (Also applied for Advancement for Women and Girls, Patriotic, and Planning)
- Nydia Romero – (Also applied for Advancement for Women and Girls, Patriotic and Planning)

ATTACHMENT(S):

A. Robert V. Becerra
B. Gerardo Diaz
C. George Anguiano
D. Hortencia Vasquez
E. Ivania Reyes
F. Eric Velazquez
G. Kimberly Valencia
H. Nydia Romero

CITY OF SOUTH EL MONTE

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APPLICATION FOR APPOINTMENT TO COMMISSION

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Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

(X) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

(x) Planning Commission

2025 NOV 25 P 2:4

PERSONAL INFORMATION *Please print:*

Name: Robert V. Becerra Address: [redacted]

Years in South El Monte: 15 Home Phone: [redacted]

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: El Monte Union High School Work Phone: [redacted]

Occupation: Campus Supervisor II Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

El Monte High School — 12
Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

Rio Hondo Police Academy — POST Certificate
Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

Chair Community Services Commission

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

ELMONTEANS 3 term President 5 years Friendly Cities Kiwanis 5 years

Youth Basball Coach 4 years

10 years Member of Southern California Attractioon Security Association

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No

Would your personal or business activities conflict with you serving as a commissioner? No If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

Currently serving as Chair Community Services Commission. I have over 30 years experience in enforcing laws and municipal codes. I bring positivite experience and a creative approach, I bring drive and passion to sever our community, build postive relationships.

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Signature of Applicant: [redacted] **Date:** 11/25/25

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2015 DEC -2 P 2:45

Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

(✓) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

( ) Planning Commission

PERSONAL INFORMATION *Please print:*

Name: GERARDO DIAZ Address: [redacted]

Years in South El Monte: _____ Home Phone: _____

E-mail Address: [redacted] ell Phone [redacted]

Employer: _____ Work Phone: _____

Occupation: _____ Employer's Address: _____

EDUCATION/TRAINING

High School:

Mtn View High School — 12

Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

_____

Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? _____

Would your personal or business activities conflict with you serving as a commissioner? _____ If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

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Signature of Applicant: [redacted] **Date:** 12-2-2025

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Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

(X) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

( ) Planning Commission

2025 DEC 18 P 5:

PERSONAL INFORMATION *Please print:*

Name: GEORGE ANGUIANO Address: [redacted]

Years in South El Monte: 27 Home Phone: _____

E-mail Address: [redacted] ell Phone: [redacted]

Employer: ~~Los~~ LOS ANGELES SUPERIOR COURT Work Phone: [redacted]

Occupation: CSA III Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

SOUTH EL MONTE HIGH SCHOOL, SO. EL MONTE — 12

Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

PASADENA CITY COLLEGE — PARALEGAL CERT.

Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

COMMUNITY SERVICES COMMISSON 2019 AND 2025

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

JETS, AYSO, LITTLE LEAGUE COACH

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? NO

Would your personal or business activities conflict with you serving as a commissioner? NO If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I HAVE LIVED IN SO. ELMONTE FOR MORE THAN 20 YEARS NOW. DURING THAT TIME I'VE COACHED FOR MANY ORGANIZATIONS WITH IN THE CITY. I WAS ALSO A MEMBER OF THE PTO FOR THE EPIPHANY CATHOLIC SCHOOL AND SERVED AS A COMMUNITY COMISSONER IN 2019 AND 2025.

IMPORTANT

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Signature of Applicant [redacted] **Date:** 12-18-25

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RECEIVED
2025 DEC 18 P 5:16

Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

(X) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

( ) Planning Commission

PERSONAL INFORMATION *Please print:*

Name: HORTENCIA VASQUEZ Address: [redacted]

Years in South El Monte: 17 Home Phone: [redacted]

E-mail Address: [redacted] l Phone: [redacted]

Employer: MUSD Work Phone: _____

Occupation: SPECIAL ED INSTRUCTIONAL AIDE Employer's Address: _____

EDUCATION/TRAINING

High School:

GARFIELD — 11th
Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

LONG BEACH STATE — BACHELOR'S RECREATION Management
Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

P COMMUNITY SERVICES COMMISSION

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

CALIFORNIA BASKETBALL OFFICIALS ASS.

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? NO

Would your personal or business activities conflict with you serving as a commissioner? NO If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I HAVE 23 YEARS WORKING EXPERIENCE WITH PARKS and RECREATION WORKING WITH LOW INCOME FAMILIES & YOUTH AT RISK, SERVING THE COMMUNITY. I HAVE PREVIOUSLY SERVED ON THE COMMUNITY SERVICES COMMISSION. ATTENDING MANY EVENTS AND GIVING IMPUT ON PROGRAMS AND SERVICES OF SOUTH EL MONTE. I ALSO HAVE A DEGREE IN RECREATION MANAGENT IN WHICH HAS PREPARED ME FOR THIS POSITION.

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Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

(X) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

( ) Planning Commission

2023 DEC -4 P 4:51

PERSONAL INFORMATION *Please print:*

Name: Ivania Reyes Address: [redacted]

Years in South El Monte: 9 years Home Phone: _____

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: Second Chances Law Group Work Phone: _____

Occupation: Office Manager Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

Sacred Heart of Jesus / Los Angeles	12th grade- High School Diploma
Name/Location	Highest Grade Completed

University, College, Trade School, or Other:

Uniiversity of La Verne	Criminal Justice and Ciminalogy Bachelor of Science
Name/Location	Major/Degree
Uniiversity of La Verne College of Law and Public Service	Public Administration- Masters (Pending) Juris Doctor- (Pending)

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

NA

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

I am a student at a University of La Verne College of Law and Public Service

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No

Would your personal or business activities conflict with you serving as a commissioner? Sometimes If yes, please explain:

The position I am applying for meets on Tuesdays, which is a day I do not have school.

I am currently in Law School, but I do not have school on Tuesday evenings.

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I am actively pursuing a Master's Degree in Public Administration because I am passionate about making a meaningful impact in my community. I aspire to serve others and contribute to societal improvement. The position I am applying for will not only deepen my understanding of the community's needs but also empower me to play a role in fostering positive change and building a brighter future for all and getting the experince I need.

IMPORTANT

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Proof of residence is required, including a California State Issued Driver's License (or California State Issued Identification Card) and a utility bill.

By signing the application, you understand that this document is a public record subject to disclosure upon request, you acknowledge your understanding and commitment as a commissioner, and if appointed, consent to a Live Scan background check, will undergo required AB 1234 Ethics training, and will file a Form 700 Statement of Economic Interests.

Appointment by the City of South El Monte is contingent upon the clearance of the Live Scan and sufficient proof of residence. Should that clearance prove to be unsatisfactory, it may affect your eligibility for appointment or cause for immediate dismissal.

Signature of Applicant: _____ **Date:** 12/4/2025

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

Return completed application to:

Office of the City Clerk
1415 Santa Anita Avenue
South El Monte, CA 91733
(626) 579-6540

The City Clerk's Office will contact you regarding the Live Scan.

CITY OF SOUTH EL MONTE

1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540

APPLICATION FOR APPOINTMENT TO COMMISSION

The City of South El Monte welcomes your interest to serve on a City Commission. All applicants must be a resident of the City of South El Monte and complete a Live Scan prior to appointment. City of South El Monte employees are **not** eligible to serve as a member on a commission.

Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

(X) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

( ) Planning Commission

2026 JAN 12 P 5:21

PERSONAL INFORMATION *Please print:*

Name: ERIC VELAZQUEZ Address: [redacted]

Years in South El Monte: 35 Home Phone: _____

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: EMANATE HEALTH Work Phone: [redacted]

Occupation: PATIENT LIAISON Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

BISHOP AMAT, LA PUENTE — 12
Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

CAL POLY POMONA, POMONA — BS
Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

NONE

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

NONE

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? NO

Would your personal or business activities conflict with you serving as a commissioner? NO If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

As a resident of South El Monte for over 30 years I have made many relationships with fellow residents and representatives of city. I love living in the city and want to see it continue in its prosperous path. Being involved with the city and the commissions would provide me the opportunity to share ideas the residents have.

IMPORTANT

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Signature of Applicant: [redacted] **Date:** 01/06/2026

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

Return completed application to:

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Mark which Commission(s) you wish to serve on:

(X) Advancement for Women and Girls Commission

(X) Community Services Commission

( ) Homeless Commission

(X) Patriotic Commission

(X) Planning Commission

2025 DEC -4 P 4:

PERSONAL INFORMATION Please print:

Name: Kimberly Valencia, CHCP Address: [redacted]

Years in South El Monte: 15+ Home Phone: N/A

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: UCLA David Geffen School of Medicine, Center for Continuing Professional Development Work Phone: N/A

Occupation: Continuing Education Manager Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

South El Monte High School	Graduation 2012
Name/Location	Highest Grade Completed

University, College, Trade School, or Other:

University of Utah, 2017 University of Texas, El Paso (In Progess, Fall 2026)	Bachelor of Arts, Communication Studies Master of Arts, Education
Name/Location	Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

None.

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

UCLA Health Leadership Development Program

Alliance for Continuing Education in the Health Professions (ACEHP)

Certified Healthcare CPD Professional (CHCP)

Global Alliance for Medical Education (GAME) Project Management Institue (PMI)

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No.

Would your personal or business activities conflict with you serving as a commissioner? No. If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I bring close to a decade of experience in continuing medical education (CME), professional development (CPD), and grant management with a strong focus on equity and community wellbeing. In my role as Continuing Education (CE) Manager at UCLA David Geffen School of Medicine (DGSOM) I oversee programs that support high quality healthcare and strengthen the skills of clinicians who serve diverse populations. My previous work with UCLA Integrated Substance Abuse Programs (ISAP) deepened my understanding of behavioral health needs and the connection between housing, stability, and long term wellness.

I also serve as a mentor for professionals in the CPD and CME field and I hold a professional certificate in Project Management from Cal State LA. These experiences have strengthened my abilities in organization, planning, and partnership building. In addition, I previously served as Vice President of the El Monte/South El Monte (EMSEM) Jets Football and Cheer organization. This role provided hands on experience within our community and nonprofit operations which I believe would be an asset to any commission.

I have a deep love for South El Monte and a strong commitment to its future. My goal is to build meaningful relationships between the city and the community and to foster collaboration with institutions such as UCLA. I am dedicated to serving in a way that reflects care, integrity, and long term vision.

IMPORTANT

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Signature of Applicant: [redacted] Date: 12/4/2025

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

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Mark which Commission(s) you wish to serve on:

- (X) Advancement for Women and Girls Commission
- (X) Community Services Commission
- (X) Homeless Commission
- (X) Patriotic Commission
- (X) Planning Commission

2025 NOV 25 P 2:

PERSONAL INFORMATION *Please print:*

Name: Nydia Romero Address: [redacted]

Years in South El Monte: 30 Home Phone [redacted]

E-mail Address: [redacted] Phone: [redacted]

Employer: Singreen Systems, Inc Work Phone: [redacted]

Occupation: SR PAdmin Employer's Address [redacted]

EDUCATION/TRAINING

High School:

SEMHS — 12th

Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

Patriotic Commission

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

PTO President VCSD. SEMHS PTSA, SEMHS Elec Chair, VCSD Parent Advisory Committee chair.

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? no

Would your personal or business activities conflict with you serving as a commissioner? no If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I am an avid and passionate person about Community service. It is my goal and mission in life to leave the world a better place, even if my part is "small". I have been a parent volunteer for 21 years, from Options to Headstart to middle school and now the high school. It has been my distinct honor and privilege to serve on SEM Patriotic Committe. I hope to continue on in any capacity the city deems. Thank you for reading! Respectfully, Nydia

IMPORTANT

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Signature of Applic [redacted] **Date:** 11/14/25

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South El Monte, CA 91733
(626) 579-6540

The City Clerk's Office will contact you regarding the Live Scan.

City Council Agenda Report
Agenda Item No. 10.d.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Adrian Garcia, MMC, City Clerk

SUBJECT: CONTINUED FROM THE FEBRUARY 3, 2026, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF PATRIOTIC COMMISSIONERS

SUMMARY: Appointments to be made to the Patriotic Commission, which is a five-member commission. The current terms expired on January 31, 2026.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking re-appointment/appointment to the Patriotic Commission for a one-year term ending January 31, 2027.

FISCAL/FINANCIAL IMPACT: Commissioners receive a monthly stipend of $100 for each month in which a commissioner attends at least one meeting. Funds have been budgeted.

DISCUSSION: The Patriotic Commission is a five-member commission consisting of five city residents appointed by a majority of the City Council. This appointment is for a one-year term commencing on February 1, 2026, pending clearance of Live Scan background check.

The Patriotic Commission acts in an advisory capacity to the City Council in all matters pertaining to patriotism and the civic recognition of both active and veteran military personnel.

Seven (7) applicants are seeking reappointment/appointment to the Patriotic Commission.

Seeking Reappointment:
- Blanca M. Figueroa
- Naomi Lopez
- Victor Montiel
- Nydia Romero
- Abraham Flores Rojo

Seeking Appointment:
- Deann Pinuelas
- Kimberly Valencia – (Also applied for Advancement for Women and Girls, Community Services and Planning)

ATTACHMENT(S):

A. Blanca Figueroa
B. Naomi Lopez
C. Victor Montiel
D. Nydia Romero
E. Abraham Flores
F. Deann Pinuelas
G. Kimberly Valencia

CITY OF SOUTH EL MONTE

1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540

APPLICATION FOR APPOINTMENT TO COMMISSION

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Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

( ) Community Services Commission

( ) Homeless Commission

(X) Patriotic Commission

( ) Planning Commission

2025 NOV 20 P 5:24

PERSONAL INFORMATION *Please print:*

Name: Blanca M. Figueroa Address: [redacted]

Years in South El Monte: 65 Home Phone: _____

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: Retired Work Phone: _____

Occupation: _____ Employer's Address: _____

EDUCATION/TRAINING

High School:

El Monte High School, Mt View High School
Name/Location Highest Grade Completed

University, College, Trade School, or Other:

Rio Hondo College, USC College Whittier College BA
Name/Location Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

Community Service, Beautification Committee and Patriotic Commission (current)

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

3 L Club Bingo South El Monte

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No

Would your personal or business activities conflict with you serving as a commissioner? No If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I've been a Patriotic Commissioner for A total of years. I have helped impliment the veteran banners, the Eagle Veteran memorial wall and monument, the veterans parking at Sr. Center, Community Center and City Hall, the veteran's patriotic lapel pin, the Veteran / Soldier bumper stickers are what I've also done. I started celebrating Veterans Day, Memorial Day and Sept. 11th when I was in office at SEMas the mayor, they were not celebrating then, I appreciate, respect and care for our Veterans & Soldiers who have sacrified it all.

IMPORTANT

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Appointment by the City of South El Monte is contingent upon the clearance of the Live Scan and sufficient proof of residence. Should that clearance prove to be unsatisfactory, it may affect your eligibility for appointment or cause for immediate dismissal.

Signature of Applicant: [redacted] **Date:** Nov. 20, 25

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

Return completed application to:

Office of the City Clerk
1415 Santa Anita Avenue
South El Monte, CA 91733
(626) 579-6540

The City Clerk's Office will contact you regarding the Live Scan.

CITY OF SOUTH EL MONTE

1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540

APPLICATION FOR APPOINTMENT TO COMMISSION

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Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

( ) Community Services Commission

( ) Homeless Commission

(X) Patriotic Commission

( ) Planning Commission

2025 DEC -4 A 11: 32

PERSONAL INFORMATION *Please print:*

Name: Naomi Lopez Address: [redacted]

Years in South El Monte: 45 Home Phone: [redacted]

E-mail Address [redacted] Cell Phone: [redacted]

Employer: — Work Phone: —

Occupation: Retired Employer's Address: —

EDUCATION/TRAINING

High School:

Garfield High — 12th
Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

Rio Hondo — Bilingual Ed. Early Childhood Ed.
Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

Patriotic Commission.

Previously Instructional Aide in Special Education for 27 years.

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

Active member of the So. El Monte Senior center since 2003. Member of the 3 L Club / also secretary. Member in charge of Adult Art Group.

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No

Would your personal or business activities conflict with you serving as a commissioner? No If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I have resided in So El Monte since 1965 and have been actively involved in church and community activities. I have served as a Patriotic Commissioner for the past six years. I am physically able and eager to continue serving with ideas and activities which concern the vetrans of this community.

Thank you for considering me for this commission

Yvonne Lopez

IMPORTANT

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Signature of Applicant: [redacted] **Date:** 12/4/2025

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

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CITY OF SOUTH EL MONTE

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All-America City

2025 DEC -3 A 10:38

APPLICATION FOR APPOINTMENT TO COMMISSION

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Mark which Commission you wish to serve on:

(X) Patriotic

( ) Planning

( ) Community Services: ( ) Representing Senior Member At Least 60 years of age

( ) Representing Youth Member Between 16 and 21 years of age

PERSONAL INFORMATION *Please print:*

Name: VICTOR MONTIEL Address: [redacted]

Years in South El Monte: 30 YEARS Home Phone: _____

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: SAN GABRIEL VALLEY Work Phone: _____

Occupation: SUPERINTENDENT Employers Address: [redacted]

EDUCATION/TRAINING

Grammar School

POTRERO — 8

Name/Location — Highest Grade Completed

High School

EL MONTE HIGH SCHOOL — 12

Name/Location — Highest Grade Completed

University, College, Trade School, or Other

CITRUS COLLEGE

Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

2025 PATRIOTIC COMMISSION

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

BELONG TO WOUNDED HEROES OF AMERICA VETERAN ORGANIZATION. SIGNED UP WITH AMERICAN LEGION.

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that our City will be hosting? NO

Would your personal or business activities conflict with you serving as a commissioner? NO If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

MY WORK HAS CONSISTENTLY EMPHASIZED CLEAR EMPATHETIC COMMUNICATION WITH CUSTOMERS. I UNDERSTAND THE IMPORTANCE OF MAINTAINING PUBLIC CONFIDENCE THROUGH TRANSPARENCY AND ACCOUNTABILITY. MY CHARACTER IS DEFINED BY TRANSPARENCY, EMPATHY, AND A COLLABORATED SPIRIT. I AM SOLUTIONS ORIENTED AND DEDICATED TO EXECUTING ORGANIZATIONAL STANDARDS, QUALITIES THAT ALIGN WITH THE VALUES OF SERVICE AND INTEGRITY CENTRAL TO THE COMMISSION'S MISSION.

IMPORTANT

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Signature of Applicant: [redacted] **Date** 12/2/2025

Return completed application to:

Office of the City Clerk
1415 Santa Anita Avenue
South El Monte, CA 91733
(626) 579-6540 Ext. 3280

If appointed, Human Resources will contact you regarding the Live Scan.

CITY OF SOUTH EL MONTE

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Mark which Commission(s) you wish to serve on:

- (X) Advancement for Women and Girls Commission
- (X) Community Services Commission
- (X) Homeless Commission
- (X) Patriotic Commission
- (X) Planning Commission

2025 NOV 25 P 2:

PERSONAL INFORMATION *Please print:*

Name: Nydia Romero Address: [redacted]

Years in South El Monte: 30 Home Phone [redacted]

E-mail Address: [redacted] Phone: [redacted]

Employer: Singreen Systems, Inc Work Phone: [redacted]

Occupation: SR PAdmin Employer's Address [redacted]

EDUCATION/TRAINING

High School:

SEMHS — 12th

Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

Patriotic Commission

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

PTO President VCSD. SEMHS PTSA, SEMHS Elec Chair, VCSD Parent Advisory Committee chair.

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? no

Would your personal or business activities conflict with you serving as a commissioner? no If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

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Signature of Applic [redacted] **Date:** 11/14/25

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Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

( ) Community Services Commission

( ) Homeless Commission

(X) Patriotic Commission

( ) Planning Commission

2025 DEC -3 P 4:29

PERSONAL INFORMATION *Please print:*

Name: Abraham Flores Address: [redacted]

Years in South El Monte: 37 Home Phone: [redacted]

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: Alliance Industrial Refrigeration Work Phone: [redacted]

Occupation: Industrial Servie Tech. Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

South El Monte — 12

Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

University of Southern California — Teaching/Masters

Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

Patriotic Commission 2025

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

Refrigeration Engineers Technicians Association
Masons of California

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? NO

Would your personal or business activities conflict with you serving as a commissioner? No. If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I have a personal commitment to uplift my community. I am outgoing with a pleasant personality and a willingness to serve and support. I have a masters degree in Teaching and though I am not a teacher I like to interact with people an learn from them and in this case I want to learn how we can improve our community in order to teach the youth and community.

IMPORTANT

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Proof of residence is required, including a California State Issued Driver's License (or California State Issued Identification Card) and a utility bill.

By signing the application, you understand that this document is a public record subject to disclosure upon request, you acknowledge your understanding and commitment as a commissioner, and if appointed, consent to a Live Scan background check, will undergo required AB 1234 Ethics training, and will file a Form 700 Statement of Economic Interests.

Appointment by the City of South El Monte is contingent upon the clearance of the Live Scan and sufficient proof of residence. Should that clearance prove to be unsatisfactory, it may affect your eligibility for appointment or cause for immediate dismissal.

Signature of Applicant: [redacted] **Date:** 12/3/25

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

Return completed application to:

Office of the City Clerk
1415 Santa Anita Avenue
South El Monte, CA 91733
(626) 579-6540

The City Clerk's Office will contact you regarding the Live Scan.

CITY OF SOUTH EL MONTE

1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540

APPLICATION FOR APPOINTMENT TO COMMISSION

The City of South El Monte welcomes your interest to serve on a City Commission. All applicants must be a resident of the City of South El Monte and complete a Live Scan prior to appointment. City of South El Monte employees are **not** eligible to serve as a member on a commission.

Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

( ) Community Services Commission

( ) Homeless Commission

(✓) Patriotic Commission

( ) Planning Commission

2025 DEC -4 P 2:10

PERSONAL INFORMATION *Please print:*

Name: DeAnn Pinuelas Address: [redacted]

Years in South El Monte: 50 years Home Phone: [redacted]

E-mail Address: [redacted] Cell Phone: _____

Employer: Retired Work Phone: —

Occupation: Retired Employer's Address: —

EDUCATION/TRAINING

High School:

El Monte High, El Monte 12th grade

Name/Location Highest Grade Completed

University, College, Trade School, or Other:

_____

Name/Location Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

none

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

South El Monte community outreach with Charley Corhn
(Turkey Basket)
(neighbors in need, feeding the homeless)
(women fellowship, Hem of His garment)
(Harvester festival)

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? no

Would your personal or business activities conflict with you serving as a commissioner? no If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I have respect and admiration for our veterans. I believe we should support and be there for them always in whatever they may need. they have sacrifice so much for our nation and our freedom. My two cousins Gilbert & Jack have served in the United States Army during Vietnam war, and My second cousin Maverick is currently serving in the Marines, we are very proud of them. I would appreciate being on the Patriotic Commission to help the Veterans, attend memorial & veterans Day and other events that are so important we must never forget them.

IMPORTANT

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Signature of Applicant: [redacted] **Date:** 12/3/2025

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Mark which Commission(s) you wish to serve on:

(X) Advancement for Women and Girls Commission

(X) Community Services Commission

( ) Homeless Commission

(X) Patriotic Commission

(X) Planning Commission

2025 DEC -4 P 4:

PERSONAL INFORMATION Please print:

Name: Kimberly Valencia, CHCP Address: [redacted]

Years in South El Monte: 15+ Home Phone: N/A

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: UCLA David Geffen School of Medicine, Center for Continuing Professional Development Work Phone: N/A

Occupation: Continuing Education Manager Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

South El Monte High School	Graduation 2012
Name/Location	Highest Grade Completed

University, College, Trade School, or Other:

University of Utah, 2017 University of Texas, El Paso (In Progess, Fall 2026)	Bachelor of Arts, Communication Studies Master of Arts, Education
Name/Location	Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

None.

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

UCLA Health Leadership Development Program

Alliance for Continuing Education in the Health Professions (ACEHP)

Certified Healthcare CPD Professional (CHCP)

Global Alliance for Medical Education (GAME) Project Management Institue (PMI)

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No.

Would your personal or business activities conflict with you serving as a commissioner? No. If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I bring close to a decade of experience in continuing medical education (CME), professional development (CPD), and grant management with a strong focus on equity and community wellbeing. In my role as Continuing Education (CE) Manager at UCLA David Geffen School of Medicine (DGSOM) I oversee programs that support high quality healthcare and strengthen the skills of clinicians who serve diverse populations. My previous work with UCLA Integrated Substance Abuse Programs (ISAP) deepened my understanding of behavioral health needs and the connection between housing, stability, and long term wellness.

I also serve as a mentor for professionals in the CPD and CME field and I hold a professional certificate in Project Management from Cal State LA. These experiences have strengthened my abilities in organization, planning, and partnership building. In addition, I previously served as Vice President of the El Monte/South El Monte (EMSEM) Jets Football and Cheer organization. This role provided hands on experience within our community and nonprofit operations which I believe would be an asset to any commission.

I have a deep love for South El Monte and a strong commitment to its future. My goal is to build meaningful relationships between the city and the community and to foster collaboration with institutions such as UCLA. I am dedicated to serving in a way that reflects care, integrity, and long term vision.

IMPORTANT

The application process will be used to assist the City Council in their selection of appointments. The City Council is not bound by the submittal of an application to make an appointment.

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Signature of Applicant: [redacted] Date: 12/4/2025

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(626) 579-6540

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City Council Agenda Report
Agenda Item No. 10.e.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Adrian Garcia, MMC, City Clerk

SUBJECT: CONTINUED FROM THE FEBRUARY 3, 2026, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF PLANNING COMMISSIONERS

SUMMARY: Appointments to be made to the Planning Commission, which is a five-member commission. The current terms expired on January 31, 2026.

RECOMMENDED ACTION: Staff recommends City Council consider appointing five individuals seeking reappointment/appointment to the Planning Commission for a one-year term ending January 31, 2027.

FISCAL/FINANCIAL IMPACT: Commissioners receive a monthly stipend of $150 for each month in which a commissioner attends at least one meeting. Funds have been budgeted.

DISCUSSION: The Planning Commission is a five-member commission consisting of five city residents appointed by a majority of the City Council. This appointment is for a one-year term commencing on February 1, 2026, pending clearance of Live Scan background check.

The Planning Commission acts in an advisory capacity to the City Council on all matters pertaining to community development, to be approved by the City Council.

Seven (7) applicants are seeking reappointment/appointment to the Planning Commission.

Seeking Reappointment:
- Leonel A. Barrera, Jr
- Jeff Ortiz
- Gracie Retamoza
- Jacqueline Rubio
- Kenneth Tang

Seeking Appointment:

- Kimberly Valencia – (Also applied for Advancement for Women and Girls, Community Services, and Patriotic)
- Nydia Romero – (Also applied for Advancement for Women and Girls, Community Services, and Patriotic)

ATTACHMENT(S):

A. Leonel Barera
B. Jeff Ortiz
C. Gracie Retamoza
D. Jaqueline Rubio
E. Kenneth Tang
F. Kimberly Valencia
G. Nydia Romero

CITY OF SOUTH EL MONTE

1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540

APPLICATION FOR APPOINTMENT TO COMMISSION

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Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

( ) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

(✓) Planning Commission

2025 DEC -2 P 4:5

PERSONAL INFORMATION *Please print:*

Name: Leonel A. Barrera, JR Address: [redacted]

Years in South El Monte: _____ Home Phone: [redacted]

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: SGV Water Company Work Phone: [redacted]

Occupation: Director of Customer Service Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

Mountain View High 12

Name/Location Highest Grade Completed

University, College, Trade School, or Other:

Citrus College

Name/Location Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

Planning Commission
Community Service

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

SGVWUA
San Gabriel Valley Water Association
EMI

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No

Would your personal or business activities conflict with you serving as a commissioner? No If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

December 2, 2025

Office of the City Clerk
Honorable Mayor
Honorable Council members
City of South El Monte

Subject: Planning Commission 2026

I am very interested in serving as a Planning Commissioner in 2026. Over the past few years, I have gained valuable knowledge and experience, and I am eager to continue learning and contributing to our city. I am committed to working diligently and prioritizing the best interests of our community, addressing both residential and commercial needs. There is still much work ahead of us, and I appreciate your consideration.



Leonel A. Barrera, Jr (Leo)

IMPORTANT

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Signature of Applicant: _____ **Date:** 12-2-25

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

Return completed application to:

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South El Monte, CA 91733
(626) 579-6540

The City Clerk's Office will contact you regarding the Live Scan.

CITY OF SOUTH EL MONTE

1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540

2025 DEC -2 A 10:08

APPLICATION FOR APPOINTMENT TO COMMISSION

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Mark which Commission you wish to serve on:

( ) Advancement for Women and Girls:
- ( ) Representing Senior Member at Least 55 years of age
- ( ) Representing Youth Member between 16-17 years of age

( ) Community Services:
- ( ) Representing Senior Member at Least 60 years of age
- ( ) Representing Youth Member between 16-21 years of age

( ) Patriotic (X) Planning

PERSONAL INFORMATION *Please print:*

Name: Jeff Ortiz Address: [redacted]

Years in South El Monte: 41 Home Phone: [redacted]

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: IAPMO Work Phone: [redacted]

Occupation: Magazine Editor / Marketing Manager Employer's Address: 4755 E. Philadelphia Street, Ontario, CA 91761

EDUCATION/TRAINING

High School:

Bishop Amat Memorial High School, La Puente, CA — 12
Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

Rio Hondo Community College, Whittier, CA — Fine Arts / Not Completed
Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

South El Monte Planning Commission - Currently Serving since 2020

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

Employment: I've worked with The IAPMO Group for 24 years. Our organization has been protecting the health and safety of people worldwide since 1926. The IAPMO Group develops building codes and standards and also tests and certifies building products.

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No

Would your personal or business activities conflict with you serving as a commissioner? No If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I am currently serving on the Planning Commission and have respectfully served for almost 6 years. I've been fair and unbias, always putting the community first while still being fair to the businesses and/or developers. I previously served seven years on my Home Owners Association, with five of those seven as President. The HOA was located in Menifee, CA and we managed close to 200 homes. (2006-2013) I served on a Neighborhood Community Action Group in the Canyon Crest area of Riverside, CA for six years, with five of the six served as Chairman. We worked with the City of Riverside (City Council / Planning Commission) and with the businesses neighboring our communty to evaluate any impacts towards the local residents. (1998-2004) Employment: I've worked for The IAPMO Group for over 20 years. Our organization protects people world wide through the development and enforcement of safe and efficient building product codes and standards, and the proper installation and testing of certified products, systems, and materials.

IMPORTANT

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Appointment by the City of South El Monte is contingent upon the clearance of the Live Scan and sufficient proof of residence. Should that clearance prove to be unsatisfactory, it may affect your eligibility for appointment or cause for immediate dismissal.

Signature of Applicant: [redacted] **Date:** 12-01-25

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of commission.

Return completed application to:

Office of the City Clerk
1415 Santa Anita Avenue
South El Monte, CA 91733
(626) 579-6540

If appointed, Human Resources will contact you regarding the Live Scan.

CITY OF SOUTH EL MONTE

1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540

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Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

( ) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

(X) Planning Commission

2025 DEC -1 P 4:09

PERSONAL INFORMATION *Please print:*

Name: GENIE RETAMOZA Address: [redacted] 91733

Years in South El Monte: 50 YRS Home Phone: [redacted]

E-mail Address: [redacted] ell Phone: [redacted]

Employer: CITRUS COLLEGE Work Phone: [redacted]

Occupation: COUNSELOR Employer's Address: _____

EDUCATION/TRAINING

High School:

MOUNTAIN VIEW HIGH SCHOOL — 12th grade
Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

CAL STATE FULLERTON, BACHELOR'S / UNIVERSITY OF LA VERNE MASTER'S, PPS CREDENTIAL
Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

WOMAN'S COMMISSION, COMMUNITY SERVICE COMMISSION
PLANNING COMMISSION

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

ASCA (AMERICAN SCHOOL COUNSELOR ASSOCIATION)
AACC (AMERICAN ASSOCIATION OF COMMUNITY COLLEGES
NACAC (NATIONAL ASSOCIATION FOR COLLEGE ADMISSION COUNSELING)
ERA EL MONTE & SOUTH EL MONTE EMERGENCY RESOURCES ASSOCIATIONS

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? NO

Would your personal or business activities conflict with you serving as a commissioner? NO If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

AS A PREVIOUS COUNCIL, I BELIEVE MY BACKGROUND MAKES ME A STRONG ASSET AS A COMMISSIONER. I PREVIOUSLY SERVED AS A COUNCILMEMBER, BEFORE I GAINED EXPERIENCE IN POLICY DEVELOPMENT, COMMUNITY ENGAGEMENT, AND COLLABORATIVE DECISION-MAKING. I CURRENTLY SERVE ON THE PLANNING COMMISSION, WHICH HAS STRENGTHENED MY UNDERSTANDING OF LAND USE, DEVELOPMENT REVIEW, THOUGHTFUL LONG-TERM PLANNING. TOGETHER, THESE ROLES HAVE GIVEN ME A SOLID FOUNDATION IN PUBLIC SERVICE,

IMPORTANT

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Signature of Applicant: [redacted] **Date:** 01 DEC 2025

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CITY OF SOUTH EL MONTE

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APPLICATION FOR APPOINTMENT TO COMMISSION

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Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

( ) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

(X) Planning Commission

2025 DEC -2 P 3:47

PERSONAL INFORMATION *Please print:*

Name: Jacqueline J Rubio Address: [redacted]

Years in South El Monte: 52 Home Phone: [redacted]

E-mail Address: [redacted] Cell Phone:

Employer: Tag That Work Phone:

Occupation: CEO Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

Mountain View HS — 12th
Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

Rio Hondo College — AA/child develop.
Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

_____

_____

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

_____

_____

_____

_____

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? _____

Would your personal or business activities conflict with you serving as a commissioner? _____ If yes, please explain:

_____

_____

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

_____

_____

_____

_____

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_____

_____

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_____

IMPORTANT

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Signature of Applicant: [redacted] **Date:** 12/1/25

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Mark which Commission(s) you wish to serve on:

( ) Advancement for Women and Girls Commission

( ) Community Services Commission

( ) Homeless Commission

( ) Patriotic Commission

(X) Planning Commission

2025 DEC -4 P 12:25

PERSONAL INFORMATION *Please print:*

Name: Kenneth Tang Address: [redacted]

Years in South El Monte: 8 Home Phone: _____

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: City of Los Angeles Work Phone: _____

Occupation: Civil Engineer Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

Woodrow Wilson High School / Long Beach — 12th
Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

University of California, Irvine — Civil Engineering / Bachelor of Science
Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

Planning Commission

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

The Asian American Architects and Engineers Association

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No

Would your personal or business activities conflict with you serving as a commissioner? No If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I bring more than a decade of experience in urban planning, civil engineering, project delivery, and public-sector program management. I currently oversee major citywide infrastructure initiatives for Los Angeles, including long range planning permitting, CEQA compliance, community engagement and coordination with multiple government agencies.

As a resident, I care deeply about how planning, zoning, and development decisions shape long term community wellbeing. I would bring a balanced, practical, and community-oriented perspective to the Planning Commission, with a focus on thoughtful growth, public safety, and improving quality of life.

IMPORTANT

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Signature of Applicant: [redacted] **Date:** 12/4/25

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CITY OF SOUTH EL MONTE

1415 SANTA ANITA AVENUE
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(626) 579-6540

APPLICATION FOR APPOINTMENT TO COMMISSION

The City of South El Monte welcomes your interest to serve on a City Commission. All applicants must be a resident of the City of South El Monte and complete a Live Scan prior to appointment. City of South El Monte employees are not eligible to serve as a member on a commission.

Mark which Commission(s) you wish to serve on:

(X) Advancement for Women and Girls Commission

(X) Community Services Commission

( ) Homeless Commission

(X) Patriotic Commission

(X) Planning Commission

2025 DEC -4 P 4:

PERSONAL INFORMATION Please print:

Name: Kimberly Valencia, CHCP Address: [redacted]

Years in South El Monte: 15+ Home Phone: N/A

E-mail Address: [redacted] Cell Phone: [redacted]

Employer: UCLA David Geffen School of Medicine, Center for Continuing Professional Development Work Phone: N/A

Occupation: Continuing Education Manager Employer's Address: [redacted]

EDUCATION/TRAINING

High School:

South El Monte High School — Graduation 2012
Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

University of Utah, 2017
University of Texas, El Paso (In Progess, Fall 2026) — Bachelor of Arts, Communication Studies; Master of Arts, Education
Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

None.

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

UCLA Health Leadership Development Program

Alliance for Continuing Education in the Health Professions (ACEHP)

Certified Healthcare CPD Professional (CHCP)

Global Alliance for Medical Education (GAME) Project Management Institue (PMI)

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? No.

Would your personal or business activities conflict with you serving as a commissioner? No. If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I bring close to a decade of experience in continuing medical education (CME), professional development (CPD), and grant management with a strong focus on equity and community wellbeing. In my role as Continuing Education (CE) Manager at UCLA David Geffen School of Medicine (DGSOM) I oversee programs that support high quality healthcare and strengthen the skills of clinicians who serve diverse populations. My previous work with UCLA Integrated Substance Abuse Programs (ISAP) deepened my understanding of behavioral health needs and the connection between housing, stability, and long term wellness.

I also serve as a mentor for professionals in the CPD and CME field and I hold a professional certificate in Project Management from Cal State LA. These experiences have strengthened my abilities in organization, planning, and partnership building. In addition, I previously served as Vice President of the El Monte/South El Monte (EMSEM) Jets Football and Cheer organization. This role provided hands on experience within our community and nonprofit operations which I believe would be an asset to any commission.

I have a deep love for South El Monte and a strong commitment to its future. My goal is to build meaningful relationships between the city and the community and to foster collaboration with institutions such as UCLA. I am dedicated to serving in a way that reflects care, integrity, and long term vision.

IMPORTANT

The application process will be used to assist the City Council in their selection of appointments. The City Council is not bound by the submittal of an application to make an appointment.

Proof of residence is required, including a California State Issued Driver's License (or California State Issued Identification Card) and a utility bill.

By signing the application, you understand that this document is a public record subject to disclosure upon request, you acknowledge your understanding and commitment as a commissioner, and if appointed, consent to a Live Scan background check, will undergo required AB 1234 Ethics training, and will file a Form 700 Statement of Economic Interests.

Appointment by the City of South El Monte is contingent upon the clearance of the Live Scan and sufficient proof of residence. Should that clearance prove to be unsatisfactory, it may affect your eligibility for appointment or cause for immediate dismissal.

Signature of Applicant: [redacted] Date: 12/4/2025

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

Return completed application to:

Office of the City Clerk
1415 Santa Anita Avenue
South El Monte, CA 91733
(626) 579-6540

The City Clerk's Office will contact you regarding the Live Scan.

CITY OF SOUTH EL MONTE

1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540

APPLICATION FOR APPOINTMENT TO COMMISSION

The City of South El Monte welcomes your interest to serve on a City Commission. All applicants must be a resident of the City of South El Monte and complete a Live Scan prior to appointment. City of South El Monte employees are **not** eligible to serve as a member on a commission.

Mark which Commission(s) you wish to serve on:

- (X) Advancement for Women and Girls Commission
- (X) Community Services Commission
- (X) Homeless Commission
- (X) Patriotic Commission
- (X) Planning Commission

2025 NOV 25 P 2:

PERSONAL INFORMATION *Please print:*

Name: Nydia Romero Address: [redacted]

Years in South El Monte: 30 Home Phone [redacted]

E-mail Address: [redacted] Phone: [redacted]

Employer: Singreen Systems, Inc Work Phone: [redacted]

Occupation: SR PAdmin Employer's Address [redacted]

EDUCATION/TRAINING

High School:

SEMHS — 12th

Name/Location — Highest Grade Completed

University, College, Trade School, or Other:

Name/Location — Major/Degree

LIST CURRENT AND PREVIOUS CITY COMMISSIONS YOU HAVE SERVED ON

Patriotic Commission

PROFESSIONAL, BUSINESS ASSOCIATIONS, CLUBS, GROUPS YOU BELONG TO

PTO President VCSD. SEMHS PTSA, SEMHS Elec Chair, VCSD Parent Advisory Committee chair.

Would you have any difficulty in attending the necessary night meetings? As well as any difficulty attending any city functions that the City will be hosting? no

Would your personal or business activities conflict with you serving as a commissioner? no If yes, please explain:

Explain in your own words the qualifications or experience you possess that would be an asset as a commissioner:

I am an avid and passionate person about Community service. It is my goal and mission in life to leave the world a better place, even if my part is "small". I have been a parent volunteer for 21 years, from Options to Headstart to middle school and now the high school. It has been my distinct honor and privilege to serve on SEM Patriotic Committe. I hope to continue on in any capacity the city deems. Thank you for reading! Respectfully, Nydia

IMPORTANT

The application process will be used to assist the City Council in their selection of appointments. The City Council is not bound by the submittal of an application to make an appointment.

Proof of residence is required, including a California State Issued Driver's License (or California State Issued Identification Card) and a utility bill.

By signing the application, you understand that this document is a public record subject to disclosure upon request, you acknowledge your understanding and commitment as a commissioner, and if appointed, consent to a Live Scan background check, will undergo required AB 1234 Ethics training, and will file a Form 700 Statement of Economic Interests.

Appointment by the City of South El Monte is contingent upon the clearance of the Live Scan and sufficient proof of residence. Should that clearance prove to be unsatisfactory, it may affect your eligibility for appointment or cause for immediate dismissal.

Signature of Applic [redacted] **Date:** 11/14/25

I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial, criminal prosecution, or subsequent revocation of commission.

Return completed application to:

Office of the City Clerk
1415 Santa Anita Avenue
South El Monte, CA 91733
(626) 579-6540

The City Clerk's Office will contact you regarding the Live Scan.

City Council Agenda Report
Agenda Item No. 10.f.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Masami Higa, Director of Finance, Iyob Tessema, Director of Human Resources & Risk Management

SUBJECT: CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-009, ADDING PROVISIONS FOR DENTAL AND VISION OPT-OUT BENEFITS

SUMMARY: Consideration and approval of Resolution No. 26-009, adding provisions for dental and vision opt-out benefits.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-009, adding provisions for dental and vision opt-out benefits.

FISCAL/FINANCIAL IMPACT: The City saves 35% and the employee saves 65% of the insurance premium.

DISCUSSION: On July 1, 2025, City Council adopted Resolution No. 25-063 adopting the provisions for a medical opt-out benefit whereby City saves 35% and employees save 65% of the insurance premiums. Staff requests that the City also add dental and vision to this program with the same strict requirements as follows:

- Dental and vision opt-outs are not reported to CalPERS as earnings.
- Dental and vision opt-outs are taxable.
- An employee electing to cancel City dental and/or vision insurance coverage for themselves and all eligible family members must provide proof of coverage yearly during open enrollment.
- An employee will need to sign a document stating his/her desire to waive their dental and/or vision insurance coverage on a yearly basis, only if the following apply:
    - The unit employee had coverage through another (non-City) benefit plan prior to open enrollment (e.g. spouse's coverage through another employer) and must waive any liability to the City for their decisions to cease coverage under the City's dental and vision plans.

- Employees and their dependents will only be eligible to reinstate their coverage during open enrollment periods or upon loss of other coverage as permitted by a qualifying event within 60-day period of such an event.
- Dental and vision opt-outs will take place each fall during Open Enrollment and will be effective from January 1st to December 31st of each year.

ATTACHMENT(S):

A. Resolution No. 26-009 - Dental and Vision Opt Out

RESOLUTION NO. 26-009

A RESOLUTION OF THE SOUTH EL MONTE CITY COUNCIL, CALIFORNIA, ADOPTING PROVISIONS FOR DENTAL AND VISION OPT-OUT BENEFITS

WHEREAS, on July 1, 2025, the City of South El Monte (the "City") adopted Resolution No. 25-063, amending and streamlining the provisions for medical opt out and administrative leave; and;

WHEREAS, the City finds that it is in the best interest of the City to include the same provisions for dental and vision opt-out benefits.

WHEREAS, the City's intent is to share the insurance premium savings by the employer and employee which would result in a mutual benefit.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH EL MONTE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The above recitals, and each of them, are true and correct.

Section 2. The City hereby adopts a Dental and Vision Opt-Out plan of 65% of an employee's medical insurance premium.

Section 3. All resolutions, parts of resolutions, memoranda or existing policies in conflict here within are hereby repealed to the extent of such conflict.

Section 4. This Resolution shall take effect starting with the insurance for the earliest Calendar Year, provided, however, that the provisions of this Resolution shall not apply to employees within a bargaining unit until the City and the union representing the bargaining unit execute a Memorandum of Understanding with respect to such provision or the union waives bargaining and consents to its implementation.

Section 5. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 17th day of February 2026.

_____
Gloria Olmos, Mayor

ATTEST:

_____
Adrian Garcia, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SOUTH EL MONTE)

I, Adrian Garcia, City Clerk of the City of South El Monte, hereby certify that the foregoing Resolution, being Resolution No. 26-009, was duly passed and approved by the City Council of the City of South El Monte at an adjourned regular meeting of said Council held on the 17th day of February 2026, and that said Resolution was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Adrian Garcia, MMC, City Clerk

City Council Agenda Report
Agenda Item No. 10.g.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Masami Higa, Director of Finance, Iyob Tessema, Director of Human Resources & Risk Management

SUBJECT: CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-010, UPDATING THE PROVISIONS OF BASIC LIFE INSURANCE BENEFITS

SUMMARY: Consideration and approval of Resolution No. 26-010, updating the provisions of basic life insurance benefits.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-010, updating the provisions of basic life insurance benefits.

FISCAL/FINANCIAL IMPACT: The fiscal impact is $698 monthly, or $8,376 annual premium difference.

DISCUSSION: The City provides basic life insurance coverage to employees at one-time (1x) an employee's annual earnings with a threshold of $200,000. Benefit begins to reduce to 65% at age 65, 50% at age 70, and 35% at age 75. Because the law in California sets the compensation of elected officials (See Attachment A regarding SB 329), the City of South El Monte's elected officials' basic life insurance at the (1x) an employee's annual earnings also gets limited to approximately $50,000, or much lower than other City employees. Also, most surrounding cities provide fixed basic life insurance benefits rather than one that varies based on salary.

In order to give the City of South El Monte's elected officials' basic life insurance coverage equal to what the City's executives receive, and to fix them by employee category, staff recommends City Council adopt Resolution No. 26-010 (Attachment B), updating the provisions of basic life insurance benefits as follows (See Attachment C, Basic Plan 11):

City Council $200,000
Executives $200,000
SEMEMTA $150,000
SEMEA $100,000

The proposed effective date is July 1, 2026. Also, the above basic life insurance is portable, meaning an employee can choose to keep their coverage upon separation, by submitting a form and continuing to pay their premium within 31 days of separation (See Attachment D and E).

ATTACHMENT(S):

A. SB329
B. Resolution No. 26-010 Updating the Provisions of Basic Life Insurance Benefits
C. City_of_South_El_Monte_02-04-2026_LIFE
D. USIMP Life Conversion
E. Group Life Portability Request

SB-329 Cities: city council members: compensation. (2023-2024)

SHARE THIS:

Date Published: 06/29/2023 09:00 PM

Senate Bill No. 329

CHAPTER 27

An act to amend Section 36516 of the Government Code, relating to local government.

[Approved by Governor June 29, 2023. Filed with Secretary of State June 29, 2023.]

LEGISLATIVE COUNSEL'S DIGEST

SB 329, Dodd. Cities: city council members: compensation.

Existing law authorizes a city council to enact an ordinance to provide each member of the city council a salary based upon the population of the city, as specified. Existing law authorizes that amount to be increased by the city council by an amount that does not exceed 5% for each calendar year from the operative date of the last adjustment of the salary that is in effect when the increase is enacted. Existing law provides for the procedures by which a city may enact ordinances.

This bill would increase the maximum amount of salary, based upon the population of the city, that may be approved by an ordinance passed by the city council, as specified. The bill would authorize the salary of council members to be increased beyond the specified maximums to an amount not exceeding the greater of either 5% for each calendar year from the operative date of the last adjustment of the salary in effect when the ordinance or amendment is enacted, or an amount equal to inflation since January 1, 2024, based upon the California Consumer Price Index, which shall not exceed 10% for each calendar year. The bill would require the city council to consider the adoption of an ordinance to increase council member compensation in open session during at least 2 regular meetings of the city council.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares all of the following:

(a) The compensation schedule for general law cities has not been adjusted since 1984, meaning that city council compensation has not kept pace with inflation.

(b) Allowing cities to adjust their compensation for inflation since 1984 may help city councils become more diverse because increased compensation can help individuals from across different income levels receive sufficient income from their service to help ensure that they can continue to serve the public and support their families.

SEC. 2. Section 36516 of the Government Code is amended to read:

36516. (a) (1) A city council may enact an ordinance providing that each member of the city council shall receive a salary based on the population of the city as set forth in paragraph (2).

(2) The salaries approved by ordinance under paragraph (1) shall be as follows:

(A) In cities up to and including 35,000 in population, up to and including nine hundred fifty dollars ($950) per month.

(B) In cities over 35,000 up to and including 50,000 in population, up to and including one thousand two hundred seventy-five dollars ($1,275) per month.

(C) In cities over 50,000 up to and including 75,000 in population, up to and including one thousand six hundred dollars ($1,600) per month.

(D) In cities over 75,000 up to and including 150,000 in population, up to and including one thousand nine hundred dollars ($1,900) per month.

(E) In cities over 150,000 up to and including 250,000 in population, up to and including two thousand five hundred fifty dollars ($2,550) per month.

(F) In cities over 250,000 population, up to and including three thousand two hundred dollars ($3,200) per month.

(3) For the purposes of this subdivision, the population of a city shall be determined by the last preceding federal census, or a subsequent census, or estimate validated by the Department of Finance.

(4) The salary of council members may be increased beyond the amount provided in this subdivision by an ordinance or by an amendment to an ordinance, but the amount of the increase shall not exceed the greater of either of the following:

(A) An amount equal to 5 percent for each calendar year from the operative date of the last adjustment of the salary in effect when the ordinance or amendment is enacted.

(B) An amount equal to inflation since January 1, 2024, based upon the California Consumer Price Index, which shall not exceed 10 percent for each calendar year.

(5) No ordinance shall be enacted or amended to provide automatic future increases in salary.

(b) Notwithstanding subdivision (a), at any municipal election, the question of whether city council members shall receive a salary for services, and the amount of that salary, may be submitted to the electors. If a majority of the electors voting at the election favor it, all of the council members shall receive the salary specified in the election call. The salary of council members may be increased beyond the amount provided in this section or decreased below the amount in the same manner.

(c) Unless specifically authorized by another statute, a city council may not enact an ordinance providing for compensation to city council members in excess of that authorized by the procedures described in subdivisions (a) and (b). For the purposes of this section, compensation includes payment for service by a city council member on a commission, committee, board, authority, or similar body on which the city council member serves. If the other statute that authorizes the compensation does not specify the amount of compensation, the maximum amount shall be one hundred fifty dollars ($150) per month for each commission, committee, board, authority, or similar body.

(d) Any amounts paid by a city for retirement, health and welfare, and federal social security benefits shall not be included for purposes of determining salary under this section, provided that the same benefits are available and paid by the city for its employees.

(e) Any amounts paid by a city to reimburse a council member for actual and necessary expenses pursuant to Section 36514.5 shall not be included for purposes of determining salary pursuant to this section.

(f) A city council member may waive any or all of the compensation permitted by this section.

(g) (1) For the purposes of this section, a city council shall consider the adoption of an ordinance to increase compensation in open session during at least two regular meetings of the city council.

(2) At the first meeting, the city council shall present the proposed ordinance, which shall include findings demonstrating the need for the increased compensation. The ordinance shall not be adopted at the first

meeting.

(3) At least seven days after the first meeting, the city council shall hold a second meeting to consider whether to adopt the ordinance.

ATTACHMENT B

RESOLUTION NO. 26-010

A RESOLUTION OF THE SOUTH EL MONTE CITY COUNCIL, CALIFORNIA, UPDATING THE PROVISIONS OF BASIC LIFE INSURANCE BENEFITS

WHEREAS, the existing basic life insurance benefits for employees are set at one-time (1x) an employee's annual earnings with a threshold of $200,000; and;

WHEREAS, although Senate Bill 329 increased the California's elected official's compensation, it is still significantly lower than other City employees; and;.

WHEREAS, the City would like to provide basic life insurance benefits to elected officials equal to executives and also fix them by employee category.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH EL MONTE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The above recitals, and each of them, are true and correct.

Section 2. The City hereby adopts a basic life insurance benefit as follows:

City Council $200,000
Executives $200,000
SEMEMTA $150,000
SEMEA $100,000

Section 3. All resolutions, parts of resolutions, memoranda or existing policies in conflict here within are hereby repealed to the extent of such conflict.

Section 4. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 17th day of February 2026.

_____
Gloria Olmos, Mayor

ATTEST:

_____
Adrian Garcia, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SOUTH EL MONTE)

I, Adrian Garcia, City Clerk of the City of South El Monte, hereby certify that the foregoing Resolution, being Resolution No. 26-010, was duly passed and approved by the City Council of the City of South El Monte at an adjourned regular meeting of said Council held on the 17th day of February 2026, and that said Resolution was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Adrian Garcia, MMC, City Clerk



Your Employee Benefits Proposal

Prepared for: City of South El Monte

Presented by: USI INSURANCE SERVICES LLC,Insurance Lic. # 0G11911

Proposal Prepared on:
February 4, 2026

Life and AD&D Insurance

Proposed Effective Date:
July 1, 2026

Standard Insurance Company

Proposed Effective Date
July 1, 2026

Prepared for:
City of South El Monte

Life and AD&D Insurance

Handling a Life insurance claim takes a special touch. All of our Life benefits employees complete annual grief training helping them to empathize with beneficiaries and recognize when they need special attention. And we're focused on settling claims quickly: Our median calculation turnaround time in 2023 was 2 days for clean claims and 3 days for all claims (internal company data as of January 2024).

Basic Plan 8: Covered Members

An active Elected Official.

An active employee of the Employer working 40 or more hours per week.

- **Class 1:** Elected Officials
- **Class 2:** All other Members

	Basic	
	Class 1	Class 2
Benefit Schedule	Flat $100,000	Flat $100,000
Guarantee Issue	Full Benefit	Full Benefit
AD&D Benefit	Matches Life Benefit	Matches Life Benefit
Age Reduction Schedule	To 65% at age 65 To 50% at age 70 To 35% at age 75	To 65% at age 65 To 50% at age 70 To 35% at age 75
Employer Contribution	100%	100%

Life Highlights

	Basic
Waiver of Premium	Eligible to age 60 Waived to age 65

Additional Plan Design Details

- All other provisions of the existing plan remain unchanged.

Proposed Effective Date
July 1, 2026

Prepared for:
City of South El Monte

Cost

	Basic
Life	
Members	61
Volume	$6,065,000
Rate: Per $1,000	.194
Monthly Premium	$1,177
AD&D	
Members	61
Volume	$6,065,000
Rate: Per $1,000	.040
Monthly Premium	$243
Total Billed Premium	$1,420
Rate Guarantee	Until 01-Jan-2027

Assumptions

- Your plan is rated as part of a pool of California cities. Participation in the pool affords you additional provisions as well as additional rating considerations. If you should leave the pool of cities, your plan will be rated upon its own individual merits and included contract provisions.

More Information

For additional information on the available features and benefits of Life and AD&D Insurance from The Standard, click here: http://www.standard.com/group-life-add

Speak to your Sales Representative or Account Manager to learn about potential discounts on Anthem Medical premiums.

Basic Plan 9: Covered Members

An active Elected Official.

An active employee of the Employer working 40 or more hours per week.

- **Class 1:** Elected Officials
- **Class 2:** All other Members

	Basic	
	Class 1	Class 2
Benefit Schedule	Flat $150,000	Flat $150,000
Guarantee Issue	Full Benefit	Full Benefit
AD&D Benefit	Matches Life Benefit	Matches Life Benefit
Age Reduction Schedule	To 65% at age 65 To 50% at age 70 To 35% at age 75	To 65% at age 65 To 50% at age 70 To 35% at age 75
Employer Contribution	100%	100%

Life Highlights

	Basic
Waiver of Premium	Eligible to age 60 Waived to age 65

Additional Plan Design Details

- All other provisions of the existing plan remain unchanged.

Proposed Effective Date
July 1, 2026

Prepared for:
City of South El Monte

Cost

	Basic
Life	
Members	61
Volume	$9,097,500
Rate: Per $1,000	.189
Monthly Premium	$1,719
AD&D	
Members	61
Volume	$9,097,500
Rate: Per $1,000	.040
Monthly Premium	$364
Total Billed Premium	$2,083
Rate Guarantee	Until 01-Jan-2027

Assumptions

- Your plan is rated as part of a pool of California cities. Participation in the pool affords you additional provisions as well as additional rating considerations. If you should leave the pool of cities, your plan will be rated upon its own individual merits and included contract provisions.

More Information

For additional information on the available features and benefits of Life and AD&D Insurance from The Standard, click here: http://www.standard.com/group-life-add

Speak to your Sales Representative or Account Manager to learn about potential discounts on Anthem Medical premiums.

Basic Plan 10: Covered Members

An active Elected Official.

An active employee of the Employer working 40 or more hours per week.

- **Class 1:** Elected Officials
- **Class 2:** All other Members

	Basic	
	Class 1	Class 2
Benefit Schedule	Flat $200,000	Flat $200,000
Guarantee Issue	Full Benefit	Full Benefit
AD&D Benefit	Matches Life Benefit	Matches Life Benefit
Age Reduction Schedule	To 65% at age 65 To 50% at age 70 To 35% at age 75	To 65% at age 65 To 50% at age 70 To 35% at age 75
Employer Contribution	100%	100%

Life Highlights

	Basic
Waiver of Premium	Eligible to age 60 Waived to age 65

Additional Plan Design Details

- All other provisions of the existing plan remain unchanged.

Cost

	Basic
Life	
Members	61
Volume	$12,130,000
Rate: Per $1,000	.186
Monthly Premium	$2,256
AD&D	
Members	61
Volume	$12,130,000
Rate: Per $1,000	.040
Monthly Premium	$485
Total Billed Premium	$2,741
Rate Guarantee	Until 01-Jan-2027

Assumptions

- Your plan is rated as part of a pool of California cities. Participation in the pool affords you additional provisions as well as additional rating considerations. If you should leave the pool of cities, your plan will be rated upon its own individual merits and included contract provisions.

More Information

For additional information on the available features and benefits of Life and AD&D Insurance from The Standard, click here: http://www.standard.com/group-life-add

Speak to your Sales Representative or Account Manager to learn about potential discounts on Anthem Medical premiums.

Basic Plan 11: Covered Members

An active Elected Official.

An active employee of the Employer working 40 or more hours per week.

- **Class 1:** City Managers and Directors
- **Class 2:** Elected Officials
- **Class 3:** SEMEMTA (South El Monte Executive Management Team Association)
- **Class 4:** SEMEA (South El Monte Employees Association)

	Basic			
	Class 1	Class 2	Class 3	Class 4
Benefit Schedule	Flat $200,000	Flat $200,000	Flat $150,000	Flat $100,000
Guarantee Issue	Full Benefit	Full Benefit	Full Benefit	Full Benefit
AD&D Benefit	Matches Life Benefit	Matches Life Benefit	Matches Life Benefit	Matches Life Benefit
Age Reduction Schedule	To 65% at age 65 To 50% at age 70 To 35% at age 75	To 65% at age 65 To 50% at age 70 To 35% at age 75	To 65% at age 65 To 50% at age 70 To 35% at age 75	To 65% at age 65 To 50% at age 70 To 35% at age 75
Employer Contribution	100%	100%	100%	100%

Life Highlights

	Basic
Waiver of Premium	Eligible to age 60 Waived to age 65

Additional Plan Design Details

- All other provisions of the existing plan remain unchanged.

Proposed Effective Date
July 1, 2026

Prepared for:
City of South El Monte

Cost

	Basic
Life	
Members	61
Volume	$8,215,000
Rate: Per $1,000	.200
Monthly Premium	$1,643
AD&D	
Members	61
Volume	$8,215,000
Rate: Per $1,000	.040
Monthly Premium	$329
Total Billed Premium	$1,972
Rate Guarantee	Until 01-Jan-2027

Assumptions

- Your plan is rated as part of a pool of California cities. Participation in the pool affords you additional provisions as well as additional rating considerations. If you should leave the pool of cities, your plan will be rated upon its own individual merits and included contract provisions.

More Information

For additional information on the available features and benefits of Life and AD&D Insurance from The Standard, click here: http://www.standard.com/group-life-add

Speak to your Sales Representative or Account Manager to learn about potential discounts on Anthem Medical premiums.

Producer Compensation Disclosure

We recognize the valuable role of insurance advisors, consultants and brokers ("producers") in helping their clients design an employee benefits program, and we support reasonable and fair compensation for these services. Producers may be eligible to receive compensation from The Standard.

The commission quoted in this proposal are noted below. Additionally, fees for administrative, marketing or consulting services may apply. If applicable, fees are noted below.

Flat 11% commission included for Life, Flat 16% commission included for AD&D.

Unless participation is declined by the producer or client, contingent compensation is additional compensation that may also be paid and is dependent on the satisfaction of one or more minimum requirements, such as a specified amount of new premium volume or persistency in connection with the producer's block of business. For information about our customary producer rewards program visit www.standard.com/financial-professional/insurance-benefits/compensation. Some producers may have a contingent compensation arrangement that differs from our customary program. Please consult with your producer for additional details.

About This Employee Benefits Proposal

We appreciate the opportunity to provide you with this benefit and cost summary proposal from The Standard. This document outlines certain important features of the group insurance coverages available. This is not a contract or an offer to contract for such coverages. Detailed information about other important features of the coverage proposed is available on request. Just ask your broker/consultant or your representative at The Standard.

A completed application must be submitted before a group can be considered for coverage. Insurance will be effective after the application is accepted by The Standard. If approved, we will issue a contract containing our customary language. It will not duplicate policy language from another carrier. The group contract will contain provisions and defined terms not described in this Employee Benefits Proposal. The group contract will control if there are discrepancies between it and this proposal.

This benefit and cost summary proposal expires on May 5, 2026, unless replaced or withdrawn by The Standard.

The proposed premium rate and plan design for each coverage are based on the underwriting data received by The Standard. Final premium rates and plan provisions will be determined by The Standard on the basis of: applicable state laws, policyholder contributions, confirmation of occupations, the actual composition of the group of persons who will become insured and our current underwriting rules and practices.

Financial Strength Ratings

For information about our Financial strengths ratings visit: https://www.standard.com/about-standard/company/financial-strength

The Standard is a marketing name for StanCorp Financial Group, Inc. and subsidiaries. Insurance products are offered by Standard Insurance Company of 1100 SW Sixth Avenue, Portland, Oregon in all states except New York. Product features and availability vary by state and are solely the responsibility of Standard Insurance Company.

TheStandard®

Standard Insurance Company
Continued Benefits
900 SW Fifth Avenue Portland OR 97204 800.378.4668 Tel ext. 6785

Reset

USI Municipality Pool Request for Group Life Conversion Materials

Important Information for Owners of Group Life Insurance Certificates

We are happy to inform you that under your Standard Insurance Company Group Life Insurance coverage, you and your insured dependents are offered the benefit of obtaining an individual life insurance policy. In order to take advantage of this opportunity, we must receive an application and premium payment within 31 days of the date of cessation or reduction of group life insurance coverage. This option to convert may be very valuable to you, as evidence of insurability will not be required. To take advantage of the privilege of converting your insurance, please complete and return this form to the address above. We will provide the necessary forms and information. For your convenience, at your election, we can send the information electronically to your e-mail address or we can mail the forms to your street address.

Note: If your employment is terminating because of a sickness, or if injury prevents you from working at any occupation and you are less than 60 years of age, please indicate by checking here. ☐

Member Information

Member's Name			Today's Date
Insured's Name, if different			Phone ( )
Member's Address	City	State	Zip
E-mail Address			
Please indicate the applications you will need. ☐ Member ☐ Spouse ☐ Child – No. of children: _____		Please send application forms via: ☐ E-mail ☐ Regular Mail	
Group Name and Policy No.	Termination or Reduction Date of Insurance		

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Standard Insurance Company

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900 SW Fifth Avenue Portland OR 97204

Group Life Portability Insurance Request

INSTRUCTIONS – PLEASE READ CAREFULLY

Portability Of Insurance

You may be eligible to buy portable Group Life Insurance if your employment with your employer terminates. If your employer's Group Life Insurance plan includes Accidental Death and Dismemberment (AD&D) and/or Dependents Insurance, you may also be eligible to buy those coverages.

To be eligible, you must meet the following requirements:

1. You must have been continuously insured under your employer's Group Life Insurance plan for at least 12 consecutive months on the date your employment terminates.
2. You must be able to perform with reasonable continuity the material duties of at least one gainful occupation for which you are reasonably fitted by education, training and experience on the date your employment terminates.
3. You must be under age 75 on the date your employment terminates.
4. If you do not buy Life Insurance for yourself, you may not purchase any other insurance coverages.

The minimum and maximum amounts of insurance eligible for Portability Of Insurance are shown in your employer's Group Life Insurance plan. The amounts of insurance you purchase under the Portability Of Insurance provision cannot be increased.

NOTE: Refer to the Right To Convert provision in your employer's Group Life Insurance plan for information regarding eligibility to convert to an individual life insurance policy. The combined amounts of insurance you purchase under the Portability Of Insurance provision and insurance you convert may not exceed the amount for which you or your Dependents were insured on the day before your employment terminates. You may also wish to contact an independent insurance agent to discuss other alternatives.

How to Apply

You must apply in writing and pay the first premium to us within 31 days after the date your employment terminates. This packet has two forms: one for you and one for your employer. **You are responsible for making sure all required forms are completed and returned to our office.** Processing will begin when both fully-completed forms and all applicable enrollment forms are received by us. If you have questions, please contact our office at the phone number shown above.

Premium rates are shown on Page 2 of this request, and are subject to increase with advancing age. Premium rates may be changed by Standard Insurance Company (The Standard) with advance written notice. Approved requests will be billed quarterly (every three months). Checks are to be made payable to The Standard. Premium must be received by the due date.

If your request is approved, you will receive a Group Life Portability Insurance certificate which will provide a complete description of coverage. The Group Life Portability Insurance certificate will contain provisions that will be different from your employer's Group Life Insurance plan.

Please note:

Approved amounts will be reduced or terminated according to the terms of the Group Life Portability Insurance Policy.

Group Life Portability Insurance ends automatically on the earliest of:

1. The date it would otherwise end under the Group Life Portability Insurance Policy.
2. The date the last period ends for which we received the required payment.
3. The date the Group Life Portability Insurance Policy terminates.
4. The date you become a full-time member of the armed forces of any country.
5. For any AD&D Insurance:
   a. The date you reach age 75.
   b. The date your Life Insurance ends.
6. For any Spouse Insurance, the date of your divorce or legal separation.
7. For any Spouse AD&D Insurance, the date your spouse reaches age 75.
8. For any Dependents Insurance:
   a. The date your portable Life Insurance ends.
   b. The date the Dependent ceases to be a Dependent.
9. Your check will be deposited into a conditional receipts account while your request is pending. This does not constitute approval of your request or waiver of the policy's eligibility requirements. If we determine that you are not eligible for coverage, all funds will be returned to you.

Beneficiary Designation

Beneficiary designations that you made under your employer's Group Life Insurance plan will not apply to Group Life Portability Insurance. If you wish to designate a beneficiary for Group Life Portability Insurance, please complete the Beneficiary section on Page 4. If you do not designate a beneficiary, payment of any benefit will be made in accordance with the Benefit Payment and Beneficiary Provisions of the Group Life Portability Insurance Policy.

Reset

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900 SW Fifth Avenue Portland OR 97204

Premium Computation Worksheet

GROUP LIFE and, if applicable, DEPENDENTS LIFE INSURANCE

Monthly Premium Rates for Member & Spouse per $1,000 of Insurance

Age (on last birthday)	Non-Tobacco Rate	Tobacco Rate
0-34	$ 0.16	$ 0.35
35-39	0.26	0.58
40-44	0.39	0.86
45-49	0.57	1.25
50-54	0.96	2.12
55-59	1.34	2.95
60-64	2.00	5.00
65-69	3.86	9.66
70-74	5.41	13.53
75-79	9.74	24.35
80+	17.53	43.83

	Member	Spouse	Child
1. Age			
2. Monthly Rate for age from above table			$0.16 per $1,000
3. Amount of Insurance			
4. Divide Line 3 by 1,000			
5. Multiply Line 4 by Line 2			
6. Add all amounts in Line 5 to arrive at Monthly Premium Amount $			

GROUP ACCIDENTAL DEATH AND DISMEMBERMENT (AD&D) INSURANCE (if applicable)

Monthly Premium Rate is $0.04 per $1,000 of AD&D Insurance	Member	Spouse	Child
a. Amount of Insurance from Line 3			
b. Divide Line a by $1,000			
c. Multiply Line b by $0.04 to arrive at Monthly Premium Amount $			

TOTAL PREMIUM DUE

Add Line 6 to Line c above (if applicable) $
Multiply by 3 to arrive at TOTAL QUARTERLY PREMIUM DUE $

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Member Statement for Group Life Portability Insurance

Please type or print. **COMPLETE ENTIRE FORM.**

1. MEMBER INFORMATION

Name (last, first, middle)			Sex ☐ Male ☐ Female
Street address	City	State	Zip code
Social Security No.	Telephone	Birthdate (month, day, year)	

2. DEPENDENTS INFORMATION (if applicable)

Spouse name (last, first, middle)	Spouse birthdate (month, day, year)

3. EMPLOYER INFORMATION

Name of group	Group Number
Name of employer (if different)	Employer HR Contact and Phone Number
Your occupation with the employer	
Date you last worked for the employer	Employment termination date (if different)
If date you last worked and employment termination date differ, please explain:	

4. ELIGIBILITY

Date you became insured under your Employer's coverage under the Group Policy
Have you been insured under your Employer's group life insurance plan for at least 12 consecutive months? ☐ Yes ☐ No
Is your employment terminating due to medical reasons? ☐ Yes ☐ No
Are you able to perform with reasonable continuity the material duties of at least one gainful occupation for which you are reasonably fitted by education, training and experience? ☐ Yes ☐ No
Are you under the age of 75 on the date your employment terminates? ☐ Yes ☐ No
Have you or your spouse used tobacco in any form in the last 12 months? Member: ☐ Yes ☐ No Spouse: ☐ Yes ☐ No

5. AMOUNT OF INSURANCE COVERAGE REQUESTED

	GROUP LIFE and, if applicable, DEPENDENTS LIFE INSURANCE	AD&D INSURANCE (if applicable)
Member	$	$
Spouse	$	$
Children	$	$

Billing: If approved, you will be billed quarterly (every three months), at your home address. Premium must be received by the due date.

(continued)

6. BENEFICIARY

This beneficiary designation applies to all of your Group Life Portability Insurance and Accidental Death and Dismemberment Insurance, if any.

If you name two or more beneficiaries in a class (primary or contingent): (1) Two or more surviving beneficiaries will share equally, unless you provide for unequal shares. (2) If you provide for unequal shares in a class, and two or more beneficiaries in that class survive, we will pay each surviving beneficiary his or her designated share. Unless you provide otherwise, we will then pay the share(s) otherwise due to any deceased beneficiary(ies) to the surviving beneficiaries pro rata based on the relationship that the designated percentage or fractional share of each surviving beneficiary bears to the total shares of all surviving beneficiaries. (3) If only one beneficiary in a class survives, we will pay the total death benefits to that beneficiary.

If no beneficiary (primary or contingent) survives you, payment will be made as provided in the Group Life Portability Insurance Policy.

Insurance on your Spouse or other Dependents, if any, is payable to you, if living, or as provided under the terms of the Group Life Portability Insurance Policy.

Note: If death occurs and a minor is the beneficiary, it may be necessary to have a guardian or a legal representative appointed before any death benefit can be paid.

Primary

Full Name		% of Benefit*	Address
Social Security No. *(if known)*	Date of Birth	Telephone No.	Relationship
Full Name		% of Benefit*	Address
Social Security No. *(if known)*	Date of Birth	Telephone No.	Relationship
Full Name		% of Benefit*	Address
Social Security No. *(if known)*	Date of Birth	Telephone No.	Relationship

*Percentage of Benefit Total must equal 100%

Contingent

Full Name		% of Benefit**	Address
Social Security No. *(if known)*	Date of Birth	Telephone No.	Relationship
Full Name		% of Benefit**	Address
Social Security No. *(if known)*	Date of Birth	Telephone No.	Relationship
Full Name		% of Benefit**	Address
Social Security No. *(if known)*	Date of Birth	Telephone No.	Relationship

**Percentage of Benefit Total must equal 100%

7. AGREEMENT

I hereby apply for Group Life Portability Insurance.

I agree that no coverage will take effect until it is approved in writing by Standard Insurance Company. I understand that if my request is not accepted, any premium advanced by me will be refunded.

I understand that if I do not designate a beneficiary in the Beneficiary section on the preceding page, payment of any benefit will be made in accordance with the Benefit Payment and Beneficiary Provisions of the Group Life Portability Insurance Policy.

I hereby represent that all statements contained herein are complete and true to the best of my knowledge and belief, and that I meet all eligibility requirements. I have read and understand the information herein, including the applicable Fraud Notice below.

FRAUD NOTICES

FOR RESIDENTS OF ARKANSAS, DISTRICT OF COLUMBIA, KENTUCKY, LOUISIANA, MAINE, NEW MEXICO, OHIO, OKLAHOMA, TENNESSEE AND WASHINGTON: Some states require us to inform you that any person who knowingly and with intent to injure, defraud or deceive an insurance company, or other person, files a statement containing false or misleading information concerning any fact material hereto commits a fraudulent insurance act which is subject to civil and/or criminal penalties, depending upon the state. Such actions may be deemed a felony and substantial fines may be imposed.

FOR RESIDENTS OF COLORADO: It is unlawful to knowingly provide false, incomplete or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to the policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

FOR RESIDENTS OF FLORIDA: Any person who knowingly and with intent to injure, defraud or deceive an insurance company, files a statement of claim or an application containing false, incomplete or misleading information is guilty of a felony of the third degree.

FOR RESIDENTS OF MARYLAND AND RHODE ISLAND: Any person who knowingly or willfully presents a false or fraudulent claim for payment of a loss or benefit or who knowingly or willfully presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison.

FOR RESIDENTS OF PENNSYLVANIA: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

Signature	Date

Standard Insurance Company

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900 SW Fifth Avenue Portland OR 97204

Employer Statement for Group Life Portability Insurance

Please type or print. **ENTIRE FORM MUST BE COMPLETED BY EMPLOYER.**

1. MEMBER INFORMATION

Full name		Sex ☐ Male ☐ Female
Social Security No.	Birthdate	Occupation
Member's Insurance Class, if any, as defined by the Group Policy		

2. EMPLOYER INFORMATION

Group name	Employer name (if different)
Group number	Effective date of Employer's coverage under the Group Policy with The Standard

Is the Member's Group Life Insurance terminating because employment is ending? ☐ Yes ☐ No

If yes, date employment ended — Date coverage ends

Date Member last worked

If no, reason for termination of Member's Group Life Insurance

Is employment terminating due to medical reasons? ☐ Yes ☐ No

Original effective date of Member's coverage as your Employee (including with your prior carrier)

3. AMOUNT OF INSURANCE

	GROUP LIFE and, if applicable, DEPENDENTS LIFE INSURANCE		AD&D INSURANCE (if applicable)
	Basic	Additional (if applicable)	
Member	$	$	$
Spouse	$		$
Children	$		$

Member	GROUP LIFE INSURANCE continued under Employer's retirement plan (if applicable) $

4. ANNUAL EARNINGS

Annual earnings on the last day of active work

Date of the last pay increase/decrease

Annual earnings prior to the last pay increase/decrease

5. EMPLOYER AUTHORIZATION

I hereby represent that the above information is true and complete to the best of my knowledge. In addition, I acknowledge I have read the Fraud Notice on the next page.

Signature of authorized representative	Date
Name and title (please print or type)	
Address	Direct telephone number

6. ATTACHMENTS

PLEASE ATTACH COPIES OF ALL LIFE ENROLLMENT FORMS

Note: If enrollment forms are not provided, it may prevent us from approving the request.

FRAUD NOTICES

FOR RESIDENTS OF ARKANSAS, DISTRICT OF COLUMBIA, KENTUCKY, LOUISIANA, MAINE, NEW MEXICO, OHIO, OKLAHOMA, TENNESSEE AND WASHINGTON: Some states require us to inform you that any person who knowingly and with intent to injure, defraud or deceive an insurance company, or other person, files a statement containing false or misleading information concerning any fact material hereto commits a fraudulent insurance act which is subject to civil and/or criminal penalties, depending upon the state. Such actions may be deemed a felony and substantial fines may be imposed.

FOR RESIDENTS OF COLORADO: It is unlawful to knowingly provide false, incomplete or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to the policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

FOR RESIDENTS OF FLORIDA: Any person who knowingly and with intent to injure, defraud or deceive an insurance company, files a statement of claim or an application containing false, incomplete or misleading information is guilty of a felony of the third degree.

FOR RESIDENTS OF MARYLAND AND RHODE ISLAND: Any person who knowingly or willfully presents a false or fraudulent claim for payment of a loss or benefit or who knowingly or willfully presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison.

FOR RESIDENTS OF PENNSYLVANIA: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

Print

City Council Agenda Report
Agenda Item No. 10.h.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: David De Vries, Director of Economic Development

SUBJECT: DESIGN OF FREEWAY ORIENTED PYLON SIGN LOCATED AT 1223 SANTA ANITA AVENUE

SUMMARY: Review and provide staff direction regarding design alternatives of freeway oriented pylon sign located at 1223 Santa Anita Avenue.

RECOMMENDED ACTION: Staff recommends the City Council review and provide staff direction regarding the design alternatives associated with the proposed freeway oriented pylon sign at 1223 Santa Anita Avenue and the preferred design, single pole, double pole or skirt, and with or without an electronic readerboard.

FISCAL/FINANCIAL IMPACT: The cost for the design alternatives is $6,000 provided by Studio ADS professional sign company.

DISCUSSION: A conditional use permit (CUP 25-07) was approved by the Planning Commission on May 27, 2025 for a new up to six tenant strip center including a new 3,886 square foot In-N-Out located a t 1223 Santa Anita Ave. A request for up to $2 Million was submitted on October 2, 2025 by the property ownership for the City to purchase infrastructure upfront for utilities and an ~100-foot high pylon sign associated with a new up to six tenant strip center including a new 3,886 square foot In-N-Out located at 1223 Santa Anita Ave. Per discussions with the property owner's representative and In-N-Out, the property owner is responsible to provide a pylon sign for In-N-Out at 75 feet in height with no City name or logo with costs estimated between $250,000 to $550,000. While In-N-Out would likely be partially visible from the 60 freeway, other tenants will be less visible at this maximum 75-foot height. Other signs in the area range in height from 75 to 100 feet for freeway visibility (e.g., former Ramada, Mobile, Chevron, Starbucks).

In order to assist in the City's branding and marketing efforts, staff is recommending that the City Council execute a license agreement with the property ownership in an amount not to exceed $800,000 for the City name and logo to be at a style and location preferred by the City Council with the agreement and terms to be further discussed at a subsequent City Council meeting. As a result, the City gains branding and marketing value. For a freeway-oriented pylon sign in the San Gabriel Valley (SGV), an anchor tenant should

expect to pay a monthly fee ranging from $1,200 to $2,500 for "billboard real estate" excluding set up costs (as much as $10,000). Assume a three percent annual increase of a signage fee at $2000 per month, if the City spends $800,000 on the pylon sign with its' name and logo prominently located in lieu of payment of a monthly fee, the City should expect a full return on its' investment (break-even point) by 2050 or sooner. The property ownership will pay the electricity and maintenance (CAMs) and share revenue if any until the sign expenditures by the City is fully reimbursed. This investment secures a permanent, high-visibility branding "gateway" of the City's name and logo on top of the proposed pylon sign that generates over 100 million freeway impressions annually, providing the City with a strategic media value that stimulates regional economic development and civic identity.

Property ownership provided the City with four cost estimates as follows:

- Studio ADS: $850,000 labor and materials + $4,500 design
- Megahertz: $1,667,569.26 all costs
- Western Sign Company: $958,000 labor and materials + $10,500 design
- National Sign: $800,000 all costs

A summary of the sign alternatives and cost estimates will be presented to the City Council during the presentation of this item by City staff.

ATTACHMENT(S):

None

City Council Agenda Report
Agenda Item No. 10.i.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Ariana De La Cruz, Director of Community Services

SUBJECT: CONSIDERATION AND APPROVAL OF THE PROPOSED 2026 STATE OF THE CITY PROGRAM

SUMMARY: The State of the City address is a vital annual program designed to provide residents, business owners, and stakeholders with a comprehensive update on the City's past year's accomplishments, financial health, strategic goals and upcoming projects. The City has historically hosted this event to foster transparency and public engagement.

RECOMMENDED ACTION: Staff recommends the City Council discuss, review, and approve the proposed State of the City program.

FISCAL/FINANCIAL IMPACT: Funding for the State of the City event has been included in the City's approved Fiscal Year 2025/2026 Special Events Budget.

DISCUSSION: At the December 2, 2025 City Council meeting, staff presented the proposed 2026 City Special Events Calendar, which included updates and enhancements to future events. City Council approved the calendar, however directed staff to present an inclusive program including presentations from the local school districts in the City. The proposed program includes a distribution of speaking roles among the City Council, City staff, local school district representatives to share their ongoing missions.

The proposed program was drafted to promote a diverse address, elevate community partnerships, and overall maximize the dynamics and foster a vibrant atmosphere at the event. Refer to Attachment A - Proposed 2026 State of the City Program, recommending the program structure, speakers, and duration for the State of the City address.

The State of the City address will be broadcast live on Zoom and available to all as a video recording and must operate as an official City Council meeting open to public comment and included under presentations of the City Council meeting agenda to ensure equitable access for all residents.

The proposed 2026 program will include:

- **Introductions and Acknowledgments**: Delivered by the City Manager, who will serve as the master of ceremonies for the event. He will facilitate the flow of the program and ensure queues, speaker, and times are respected. The City Manager will also direct the audience's attention to highlighted videos throughout the presentation. The proposed program will transition to the Presentation of Colors, Pledge of Allegiance, National Anthem, and Invocation. Specific individual performances will be included in the attachment (Proposed State of the City Program).
- **Presentation:** This segment will focus on highlighting key topics of the City and its operations including, economic development, community services, municipal financial health, and current and future projects. The City Council members are each invited to speak on a topic and share the City's success. It is recommended that each Council member be limited to three to four minutes each, to ensure the topic is wholesomely shared in the respected time.
- **Presentation continued:** The last segment will focus on the four confirmed school districts sharing highlights for their respective schools. Each district representative will be limited to three minutes each.
- **Conclusion:** The City Manager will then conclude the program and presentation by inviting the community partners and contributors to take of photo with the City Council.

ATTACHMENT(S):

A. Proposed State of the City Program Outline

Proposed State of the City Program Outline

General Event Details

Date: Thursday, April 23, 2026

Time: 11:00 a.m. to 1:00 p.m.

- Check in: 10:45 a.m.
- Lunch: 11:00 a.m.
- Program: 12:00 p.m.
- Photos and Dismissal: 1:00 pm

Location: El Palacio Hall

Proposed State of the City Program

Opening (12 Min.)

- Welcoming and Introduction by the Master of Ceremony, City Manager Rene Salas: (3 min.)
  - Master of Ceremony will be introducing all the individuals who are part of the program
- Presentation of Colors:155th Combat Sustainment Unit (3 min.)
- Pledge of Allegiance: United State Marine Veteran Levy Lopez (1 min.)
- National Anthem: Live Saxophone performance by Juanka Sax (3 min.)
- Invocation**:** by Rev. Peter Wong from the Vietnamese Alliance Church (3 min.)

City Presentation (3 min. each; 12 min. total)

- South El Monte Leadership Council and Tobacco Grant Program: Mayor Gloria Olmos
- Arts District: Mayor Pro Tem Bojorquez
- Community Events: Councilmember Acosta
- Homelessness: Councilmember Rodriguez
- City's Financial Health and Housing: Councilmember Delgado

School District Presentation (3 min. each; 12 min. total)

- Epiphany Catholic School: Principal Gabriela Negrete
- Valle Lindo School District: Superintendent Elizabeth Evans
- Mountain View School District: Superintendent Raymond Andry
- El Monte Union High School District: Superintendent Edward Zuniga

Visual and Audio Presentation (10 min.)

- City Projects and Art District

City Council Agenda Report
Agenda Item No. 10.j.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Ariana De La Cruz, Director of Community Services

SUBJECT: CONSIDERATION AND APPROVAL OF COMMUNITY MURAL DESIGN FOR THE UPCOMING MAJOR SPORTING EVENTS

SUMMARY: Staff is requesting City Council's approval of a proposed mural design intended to support the upcoming 2026 FIFA World Cup and LA28 Summer Olympics public viewing events hosted by the City of South El Monte. The mural will serve as a visual backdrop for community gatherings including the City's Night Market Series, and is designed to promote civic pride, global unity, and athletic excellence while remaining compliant with intellectual property guidelines.

RECOMMENDED ACTION: Staff recommends City Council discuss and provide direction on the proposed community mural design.

FISCAL/FINANCIAL IMPACT: Staff has acquired two quotes:

1. Art Not Drugs at $12,000.
2. Manny Linx at $11,000.

DISCUSSION: The City of South El Monte is preparing to host a series of public viewing events to engage residents and visitors during the major international sporting events in Summer 2026 and Summer 2028. These events are intended to create shared community experiences, activate public spaces, and celebrate the global nature of sports in a way that is inclusive and accessible to the community.

As part of this effort, staff identified an opportunity to enhance the event environment through the installation of a large-scale mural in a highly visible location within the Night Market Series location. The proposed size of this mural is 80 ft. long x 20 ft. high. The mural is intended to function as both a peacemaking element and a long-term public art feature that reflects the City's role as a host for community-centered viewing events tied to global athletic competition.

The original mural rendering was created by a professional muralist and served as the

foundation for the overall concept and composition. Following the creation of the initial rendering, staff conducted an internal review to ensure the design aligned with City branding standards, event goals, and intellectual property considerations related to FIFA and the Olympic Games. Based on this review, the proposed mural design presented to the City Council is a staff-led redesign of the original rendering. The redesign retains the overall theme and visual impact while simplifying elements and removing any protected logos or symbols. The final design prominently features the City of South El Monte seal with sun rays, dynamic athletic imagery, and symbolic elements representing the San Gabriel Valley and Los Angeles as well as international participation.

The concept of the mural was discussed and approved by the City's internal Olympic Committee as part of the planning efforts for these public viewing events. The mural will enhance a high-traffic community gathering area, support City-hosted events, and provide a lasting visual representation of South El Monte's participation in globally significant sporting moments.

Staff report prepared by Nancy Rodriguez, Community Services Analyst.

ATTACHMENT(S):

A. Wall Dimensions
B. Proposed Mural Rendering
C. Wall Dimensions with Proposed Mural Rendering

ATTACHMENT A



ATTACHMENT B



ATTACHMENT C



City Council Agenda Report

Agenda Item No. 10.k.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Ariana De La Cruz, Director of Community Services

SUBJECT: CONSIDERATION AND APPROVAL OF THE 2026 BAND PERFORMANCES FOR THE NIGHT MARKETS AND FOURTH OF JULY CELEBRATION

SUMMARY: Staff is requesting City Council to consider and approve the proposed 2026 Night Markets and Fourth of July Celebration band performances.

RECOMMENDED ACTION: Staff recommends City Council consider and approve the proposed 2026 Night Markets and Fourth of July Celebration band performances.

FISCAL/FINANCIAL IMPACT: The Fourth of July Event and Night Markets Events are budgeted under the Community Service Department under the General Fund within the FY 2025-2026 Adopted Budget.
The Fourth of July Event and Night Markets Events to occur in FY 2026-2027 will be proposed in the FY 2026-2027 budget deliberations.

DISCUSSION: At the December 2, 2025 City Council meeting, the City Council approved the City's 2026 Special Events Calendar, which includes eight Night Markets and the Fourth of July Celebration. The events are scheduled to feature a live 2-hour band performance at each respective event.

In an effort to receive community input, staff conducted a survey posted on the City's social media platforms requesting band recommendations for the upcoming events. The survey results have been listed and detailed in order based on the highest level of popularity in Attachment A - 2026 Band Survey Results. Furthermore, staff compiled the survey results into a recommended list for the 2026 events referenced as Attachment B - 2026 City Event Band Recommendation List. At the February 10, 2026 Community Services Commission meeting, both the survey results and the recommendation list were presented for consideration and discussion. After discussion, the Community Services Commission agreed and approved the recommended band list. Staff is seeking City Council's approval of the recommended list to proceed with scheduling the bands accordingly.

ATTACHMENT(S):

A. City Event Concert Survey Results
B. City Event Band Recommendation

Attachment A

Band Name	Genre	Survey Source
1. Banda Las Maravillosas	Banda	Top Facebook and Instagram recommendation.
2. Leather and Lace	Classic rock, Latin, old school	Facebook and Instagram recommendation; has performed in the past.
3. Soto	Latin, Funk, R&B, and Dance	Facebook and Instagram recommendation; has performed in the past.
4. Suave	Jazz, Rock, Swing, R&B, Cumbia, Merengue, Salsa, and ChaCha.	Facebook and Instagram recommendation; has performed in the past.
5. Cold Duck	Latin Jazz Cover Bands	Facebook recommendation; has performed in the past
6. Bump Town Band	Latin, Rock, Pop, Jazz, R&B, and Salsa.	Facebook recommendation. Has performed in 2025 Night Market.
7. Chico Band	Latin, Oldies, Latin Rock, Cumbias	Facebook: Direct message from band; has performed in 2025 Night Market.
8. Impulse Too	70's and 80's Dance, top 40, R&B, Old School, Latin, and Classic Rock	Facebook: Direct message from band; has performed in 2025 Night Market.
9. The Flashbax	80s Tribute and Spanish Rock	Instagram and Facebook recommendation.
10. TIERRA – The Legacy Continues	Latin, Rock, Pop, Jazz, R&B, and Salsa	Facebook and Instagram recommendation.
11. Pulp Vixen – Female Fueled Music	Rock, Top 40, Dance, Latin, and 80's	Facebook: Direct message from band; has performed in 2025 Night Market.
12. Ace Band	Pop Rock, R&B, 80's Dance	Facebook recommendation
13. The Jolly Corks	Multi Decade Tribute Band the 60s, 70s, 80s 90s and 2000s	Reached out to City Staff. Performed in 2025 fourth of July event.
14. The Frequent Delinquents	80s, 90s, 2000s alternative rock	Facebook recommendation; has performed in the past Reached out to City Staff
15. Abrakadabra	Latin, Pop, Smooth Jazz	Facebook recommendation; has performed in the past Reached out to City Staff
16. Funky Hippeez	80's old school funk	Facebook recommendation; has performed in the past
17. The Kings of 88	Piano Rock	Facebook recommendation Reached out to City Staff
18. Mainstreet Groovers	Classic rock and old school	Facebook recommendation
19. The Band Smooth Touch	Funk, R&B, Latin, Cumbia, and Disco	Facebook recommendation
20. Gratitude	Latin Rock and Classic Rock	Facebook recommendation
21. AquiNomas	Indie Rock, Jazz, R&B, and Classic Rock	Facebook recommendation

22. Rhythm Jukebox	Dance, Latin, Rock,Disco, and Country	Facebook recommendation
23. Steel Rod Band	R&B, Pop, and Classic Rock	Has performed in 2025 Firework Show event.
24. TRUTH Band	Old School, Disco and 70s	Facebook recommendation

2026 City Event Band Recommendation

Event	Date	Recommended Band
April Night Market	Thursday, April 16, 2026	Suave
May Night Market	Thursday, May 7, 2026	Banda Las Maravillosas
1st Summer Concert	Thursday, June 11, 2026	Leather and Lace
2nd Summer Concert	Thursday, June 25, 2026	Impulse Too
Fourth of July Celebration	Saturday, July 4, 2026	Jolly Corks
3rd Summer Concert	Thursday, July 16, 2026	Cold Duck
4th Summer Concert	Thursday, July 30, 2026	Bump Town
5th Summer Concert	Thursday, August 13, 2026	The Funky Hippeez
6th Summer Concert	Thursday, August 20, 2026	Soto

City Council Agenda Report

Agenda Item No. 10.I.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: David De Vries, Director of Economic Development

SUBJECT: CONSIDERATION AND APPROVAL OF COMMUNITY MURAL DESIGN FOR THE CITY HALL ENTRY WALL WEST OF CENTRAL AVE

SUMMARY: Staff is requesting City Council select and approve a preferred alternative mural design to create an artistic gateway along Central Avenue visible to vehicles and pedestrians. The mural will serve as a visual landmark to welcome visitors and community members and is designed to promote civic pride, tourism, and community excellence while remaining compliant with intellectual property guidelines.

RECOMMENDED ACTION: Staff recommends City Council discuss and provide direction on the proposed community mural design.

FISCAL/FINANCIAL IMPACT: Staff has been provided an invoice from Art Not Drugs for $4,710 for the completion of the mural and anti-graffiti coating.

DISCUSSION: As part of the City's ongoing beautification and placemaking efforts, a prime location has been identified for a large-scale mural situated **west of Central Avenue at the primary entrance to City Hall**. The proposed "gateway" mural will measure **18' wide by 10' tall on an existing concrete wall**. The project is intended to function as a visual anchor for the City Hall, library and aquatic center campus, providing a professional and welcoming aesthetic for those entering the heart of the City's municipal operations visible to vehicles and pedestrians. The mural is designed to promote civic pride, tourism, and community excellence while remaining compliant with intellectual property guidelines.

The initial three concept alternatives or the mural were developed by a professional muralist in collaboration with City staff to ensure the design met City branding standards and local aesthetic goals. These alternatives ensure that the artwork functions effectively as a "Gateway" sign while maintaining a high level of artistic integrity. Key features of the final design include:

1. **Primary Text:** The name **"South El Monte"** is featured prominently as a gateway identifier.

2. **Local and Regional Context:** Symbolic elements representing the City of South El Monte and the San Gabriel Valley and the Los Angeles regions.

The concept was discussed and vetted by the City staff internally as part of a broader effort to activate public spaces. By placing this mural at the City Hall entrance, the City is:

1. **Enhancing a high-traffic area:** Improving the visual experience for residents accessing City services.

2. **Creating a sense of place:** Establishing a clear "Gateway" identity for South El Monte's civic center.

3. **Providing a lasting legacy:** Offering a visual representation of the community's pride in a regional context within the wider cultural landscape of Southern California.

Examples of the muralist past work, the three alternatives and photographs of the proposed location will be provided during the City Council presentation.

ATTACHMENT(S):

None

City Council Agenda Report

Agenda Item No. 10.m.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: David De Vries, Director of Economic Development

SUBJECT: APPROVAL OF RESOLUTION NO. 26-011, AUTHORIZING THE FUNDING OF WATER MAIN EXTENSION ON SANTA ANITA AVENUE AND PAYMENT OF $510,000 TO SAN GABRIEL VALLEY WATER COMPANY AND APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND SANTA ANITA COMMERCIAL GROUP LLC ESTABLISHING REIMBURSEMENT REQUIREMENTS FOR THE PROPERTY LOCATED AT 1127-1223 SANTA ANITA AVENUE ("PROPERTY")

SUMMARY: The City has identified the Santa Anita Avenue corridor as a priority area for economic revitalization. The proposed development at 1127-1223 Santa Anita Avenue, which includes a new In-N-Out Burger and up to five additional tenant spaces, requires significant off-site water infrastructure improvements to meet modern fire flow and domestic capacity standards. To facilitate this project, the City will provide an upfront payment of $510,000.00 directly to the San Gabriel Valley Water Company (SGVWC). To protect the public's investment, the City is entering into an MOU with the property owner, Santa Anita Commercial Group, LLC, requiring that any future refunds issued by SGVWC be paid back to the City until the full $510,000.00 is recouped.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-011, authorizing the funding of water main extension on Santa Anita Avenue and payment of $510,000 to San Gabriel Valley Water Company and approving a Memorandum of Understanding (MOU) between the City and Santa Anita Commercial Group LLC establishing reimbursement requirements for the property located at1127-1223 Santa Anita Avenue ("Property"); and
2. Authorize the City Manager or designee to negotiate and execute the MOU.

FISCAL/FINANCIAL IMPACT: The City will provide payment to SGVWC in the amount of $510,000.00 with any reimbursements from SGVWC to Applicant or Owner or its

successors in Interest to be payable to the City until the amount up to $510,000.00 is reimbursed in full.

DISCUSSION: A conditional use permit (CUP 25-07) was approved by the Planning Commission on May 27, 2025 for a new up to six tenant strip center including a new 3,886 square foot In-N-Out located at 1223 Santa Anita Ave. A request for up to $2 Million was submitted on October 2, 2025 by the property ownership for the City to purchase infrastructure upfront for utilities and an ~100-foot high pylon sign associated with a new up to six tenant strip center including a new 3,886 square foot In-N-Out located at 1223 Santa Anita Ave. City staff has evaluated the request and recommends City support on the an Gabriel Valley Water Company (SGVWC) water main extension (SGVWC Job No. 10440L) which is located within the public right-of-way and provides broader community benefits beyond the individual parcel.

The project provides three primary public benefits:

1. Public Safety: Enhances fire suppression capabilities along the Santa Anita corridor.
2. Infrastructure Modernization: Replaces or extends lines to meet current standards for future infill development.
3. Economic Growth: Enables the completion of a six-tenant commercial center, generating long-term sales tax and property tax revenue.

The total estimated cost for the water main extension is $551,870.00. City staff proposes that the City contribute $510,000.00, with the payment made directly to SGVWC. This ensures the funds are used exclusively for the specified utility infrastructure. Reimbursement to the City under the SGVWC "5E" Agreement, water utilities often issue "Rule 15" refunds to the applicant over several years as new customers connect to the system. A memorandum of understanding (MOU) is proposed to ensure that the Owner and any Successors in Interest are legally obligated to remit these refunds back to the City. This mechanism ensures that the City’s contribution acts as an "advance" for infrastructure that may eventually be repaid by the utility’s revenue-sharing model.

The City Attorney has reviewed the Resolution and the proposed MOU as to form. All construction activities must comply with State Prevailing Wage laws. Public Works Designation & Benefit Per California Labor Code Section 1720, this project is classified as a Public Work because it involves construction in the public right-of-way using public funds.

ATTACHMENT(S):

A. October 2, 2025 Request for Utility Assistance
B. Cost Outline for Water Main Line Extension
C. Resolution No. 26-011
D. MOU BETWEEN THE CITY AND SANTA ANITA COMMERCIAL GROUP LLC

SANTA ANITA COMMERCIAL GROUP, LLC

1990 SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733
(626) 443-5136

October 2, 2025

Mr. Rene Salas
City Manager
City of South El Monte
1415 Santa Anita Avenue
South El Monte, CA 91733

Dear Mr. Salas,

Santa Anita Commercial Group, LLC respectfully requests the City's financial assistance in addressing necessary infrastructure improvements for water service, the City Gateway pylon sign, & electrical and gas utilities associated with our proposed retail and restaurant project located at 1127 Santa Anita. This request is focused on the public water service and the Gateway Sign at this time.

Regarding providing water service to the project, the San Gabriel Valley Water Company has identified the need for significant off-site improvements, including the installation of an approximately 750-foot community water main extension along Santa Anita Avenue.

Unfortunately the San Gabriel Valley Water Company is not willing to install and provide water services from directly across Santa Anita. We have been informed their existing policy is to not cross public right of ways that are 70 feet or more in width. This policy is being enforced although it is a City street and the City is willing to permit this crossing.

While we recognize the importance of ensuring adequate infrastructure to support both our project and the broader community, the scale of the noted water service and City Gateway pylon improvements presents a substantial and unforeseen financial burden to the project.

Nationally recognized In-N-Out Burger is one of the center's key retailers, bringing significant economic benefits to the City, including new jobs, sales tax revenue, and increased visibility to this important City Gateway corridor. In addition, the improvements will not only serve the project but will also provide long-term community benefits such as enhanced fire protection capacity, upgraded water service reliability, and support for future developments and redevelopments along Santa Anita Avenue being a key Gateway to the City of South El Monte.

SANTA ANITA COMMERCIAL GROUP, LLC

1990 SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733
(626) 443-5136

Given these community-wide benefits, we respectfully request that the City provide financial assistance in the preliminary estimated amount of $2,000,000 (final amount to be confirmed at a later date) to help offset the cost of the required infrastructure improvements. Your support will ensure that this project, anchored by a high-profile tenant such as In-N-Out, moves forward successfully and delivers the quality development and public improvements envisioned by the City.

Thank you for your time and consideration of this request. We look forward to working together to bring forward a successful project that will benefit the City of South El Monte and its residents.

Sincerely,

Santa Anita Commercial Group, LLC
By: Kruse Management Corporation
Dennis Jebbia
President

ATTACHMENT B

SAN GABRIEL VALLEY WATER COMPANY

February 10, 2026

Mr. Mike Abbate
Vice President, Store Development
In-N-Out Burgers, a California Corporation
13502 Hamburger Lane
Baldwin Park, CA 91706

Subject: Installation of Water Facilities
1221 Santa Anita Avenue
South El Monte, California
Our Job No. 10440L

Dear Mr. Abbate:

In accordance with your request, we have prepared the following breakdown of the estimated cost required to serve the subject location. Our estimate of the cost to install those facilities and the required deposit are as follows:

Item	Estimated Cost
Main Extension Contract Form 5E (Form 388)	$443,290.00
Application for Private Fire Service (Form 308) for the installation of one 6-inch diameter private fire service connection	$64,870.00
Fire Hydrant Installation Agreement (Form 344SG) for the installation of one 6-inch fire hydrant	$29,850.00
Service Installation Agreement (265) (Form 440SG) for the installation of one 2-inch domestic service with 1-1/2-inch meter	$8,370.00
Service Installation Agreement (265) (Form 440SG) for the installation of one 1-inch landscape service with 1-inch meter	$5,490.00

11142 GARVEY AVENUE • P.O. BOX 6010 • EL MONTE, CALIFORNIA 91734-2010 • (626) 448-6183 • Fax (626) 448-5530

Item	Estimated Cost
Total estimated cost and required deposit	$551,870.00
Less deposit previously received	($21,000.00)
Balance of estimated cost and required deposit	$530,870.00

If you have any questions about our plans or any of the foregoing, please contact me at (626) 774-2269 or email atohmeh@sgvwater.com.

Very truly yours,

Ammar Tohmeh, P.E.
Assistant Engineering Manager

AT:kr
Enclosures

ATTACHMENT C

RESOLUTION NO. 26-011

A RESOLUTION OF THE SOUTH EL MONTE CITY COUNCIL AUTHORIZING THE FUNDING OF WATER MAIN EXTENSION ON SANTA ANITA AVENUE AND PAYMENT OF $510,000 TO SAN GABRIEL VALLEY WATER COMPANY AND APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND SANTA ANITA COMMERCIAL GROUP LLC ESTABLISHING REIMBURSEMENT REQUIREMENTS FOR THE PROPERTY LOCATED AT 1127-1223 SANTA ANITA AVENUE

WHEREAS, the City of South El Monte ("City") desires to facilitate the development of the Santa Anita Avenue corridor through construction of a water main extension within the public right-of way on Santa Anita Avenue (SGVWC Job No. 10440L) ("Main Extension"); and

WHEREAS, the existing water infrastructure is insufficient to meet the fire flow and domestic capacity requirements for intended development along the Santa Anita Avenue corridor, including the intended development of property located at 1127-1223 Santa Anita Avenue (the "Property"), owned by Santa Anita Commercial Group, LLC ("Owner"); and

WHEREAS, the City Council finds that the Main Extension serves a significant public purpose by enhancing fire protection, improving the municipal water grid, and stimulating economic development through the creation of well-paying jobs and generation of sales tax revenues; and

WHEREAS, on May 27, 2025, the Planning Commission of the City adopted Resolution No. 25-05 approving Conditional Use Permit ("CUP") No. 25-07 to allow In-N-Out Burgers ("Applicant") to construct and operate a new 3,886 square foot drive-through restaurant located at 1221 Santa Anita Ave at the Property; and

WHEREAS, the San Gabriel Valley Water Company ("SGVWC") requires a Main Extension Contract and an upfront "advance" payment to construct the necessary Main Extension within the public right-of-way on Santa Anita Avenue; and

WHEREAS, the Applicant, who will be the successor property owner, intends to enter into an agreement with San Gabriel Valley Water Company ("SGVWC") for the construction of the Main Extension to service the Property, including the new 3,886 square foot In-N-Out Burger restaurant located at the Property as well as future infill development along the extension line ("Main Extension Contract"), at a cost estimated to be $551,870.00; and

WHEREAS, Owner is requesting payment from the City to SGVWC in the amount of five hundred ten thousand dollars ($510,000) ("City Contribution"), with any reimbursements from SGVWC to Owner, or its successors in interest, under the Main Extension Contract to be payable by the party receiving the reimbursement to the City until the City Contribution is reimbursed in full; and

WHEREAS, the City and the Owner, of its successors in interest, as applicable, desire to

memorialize the intention of the Parties in an memorandum of understanding ("MOU") wherein the City will provide the City Contribution as a one-time funding payment toward the Main Extension, subject to a requirement that any future refunds issued by SGVWC to Owner, or its successors in interest, pursuant to the Main Extension Contract be assigned and payable to the City.

WHEREAS, the Applicant intends to purchase the property located at 1221 Santa Anita Ave subsequent to the execution of this MOU and will be the successor property owner prior to execution of the Main Extension Contract; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH EL MONTE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The recitals set forth above are true and correct and are incorporated herein by reference.

Section 2. The City Council hereby authorizes the expenditure of an amount not to exceed $510,000.00 for the Main Extension. The Finance Director is directed to issue payment in said amount directly to SGVWC no later than February 20, 2026. As a condition of this funding, an MOU shall explicitly require the Owner, or its successors in interest, as applicable, to pay back to the City, as the party receiving the reimbursement, any and all portions of the City Contribution that may be refunded or credited by SGVWC pursuant to the Main Extension Contract.

Section 3. The City Council determines the Main Extension to be a "Public Work" under California Labor Code Section 1720, and all construction activities funded by this Resolution shall comply with prevailing wage requirements.

Section 4. The City Council hereby authorizes the City Manager to execute the proposed MOU, in substantially the form attached hereto and as approved as to form by the City Attorney's office.

Section 5. The City Council further directs the City Manager or designee to take all actions necessary to effectuate the agreement.

Section 6. This Resolution shall take effect immediately upon its adoption.

Section 7. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 17th day of February 2026.

_____
Gloria Olmos, Mayor

ATTEST:

_____
Adrian Garcia, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SOUTH EL MONTE)

I, Adrian Garcia, City Clerk of the City of South El Monte, hereby certify that the foregoing Resolution, being Resolution No. 26-011, was duly passed and approved by the City Council of the City of South El Monte at a regular meeting of said Council held on the 17th day of February 2026, and that said Resolution was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Adrian Garcia, MMC, City Clerk

MEMORANDUM OF UNDERSTANDING
BETWEEN
CITY OF SOUTH EL MONTE
AND
SANTA ANITA COMMERCIAL GROUP, LLC

This MEMORANDUM OF UNDERSTANDING ("MOU") is made and entered into this _____ day of _____, ("Effective Date") by and between the CITY OF SOUTH EL MONTE, a California municipal corporation ("City"), and SANTA ANITA COMMERCIAL GROUP, LLC, a California limited liability company ("Owner"). City and Owner may be referred to herein individually as a "Party" and collectively, as the "Parties."

RECITALS

WHEREAS, Owner is the owner of that certain real property located in the City at 1127-1223 Santa Anita Avenue in the City of South El Monte ("Property"); and

WHEREAS, the existing water infrastructure at the Property is insufficient to meet the fire flow and domestic capacity requirements for intended development in the City along the Santa Anita Avenue corridor, including intended development of the Property, such that construction of a water main extension within the public right-of-way on Santa Anita Avenue (SGVWC Job No. 10440L) ("Main Extension") servicing the Property is necessary; and

WHEREAS, the San Gabriel Valley Water Company ("SGVWC") requires an upfront "advance" payment to construct the necessary Main Extension; and

WHEREAS, on May 27, 2025, the Planning Commission of the City adopted Resolution No. 25-05 approving Condition Use Permit ("CUP") No. 25-07 construction and operation of a new 3,886 square foot drive-through In-N-Out Burgers restaurant located at 1221 Santa Anita Avenue at the Property (the "Project"), subject to the conditions of approval contained therein; and

WHEREAS, to enhance fire protection, encourage local economic development, foster revitalization of underutilized sites, generate sales tax revenue, and support the creation of well-paying jobs within the City, the City desires to contribute a one-time funding payment of five hundred ten thousand dollars ($510,000) towards the costs of constructing the Main Extension servicing the Property, including the new In-N-Out Burger restaurant located at the Property as well as future infill development along the extension line, pursuant to the terms herein; and

WHEREAS, City's funding contribution shall be conditional upon a requirement that any refunds from SGVWC of the advanced payment for the Main Extension be returned and payable to City until the City's contribution is reimbursed in full.

NOW, THEREFORE, in consideration of the terms and provisions set forth herein, the sufficiency of which is hereby acknowledged, the Parties hereby mutually agree as follows:

1. **Term.** This MOU shall commence on the Effective Date and remain in full force and effect until the expiration of the Main Extension Contract (as defined in Section 3, below) between SGVWC and Owner, or its successors in interest, as applicable ("Term").

2. **City Contribution to Main Extension Costs.** On or before February 20, 2026, City hereby agrees to pay to SGVWC a one-time funding contribution in an amount not to exceed five hundred ten thousand dollars ($510,000) towards the costs of constructing the Main Extension ("City Contribution"). In event that the cost of the Main Extension is less than five hundred ten thousand dollars ($510,000), Owner, or its successors in interest, shall ensure that SGVWC refunds the City the difference between the actual cost of the Main Extension and the City Contribution.

3. **Main Extension Contract.** City's payment of the City Contribution is contingent upon Owner, or its successors in interest, as applicable, entering into an agreement with SGVWC for construction of the Main Extension ("Main Extension Contract"). If Owner, or its successors in interest, as applicable, does not enter into a Main Extension Contract with SGVWC within twelve (12) months of the Effective Date of this MOU, City may terminate this MOU within thirty (30) days' written notice to Owner, or its successors in interest, as applicable.

4. **Assignment of Refunds.** If Owner, or its successors in interest, as applicable, is to receive refunds from SGVWC pursuant to any Main Extension Contract entered into between Owner, or its successors in interest, as applicable, and SGVWC for construction of the Main Extension, Owner, or its successors in interest, as applicable, shall, within (90) days of the execution of such agreement with SGVWC, assign all rights to receive such refunds, if any, to City until the City Contribution is reimbursed in full.

5. Miscellaneous Provisions.

a. Severability. If any term, condition, or provision of this MOU is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force and effect and shall not be affected, impaired, or invalidated in any way.

b. Interpretation; Headings. In the event of a dispute between the Parties hereto over the meaning of this MOU, both Parties shall be deemed to have been the

drafter hereof, and any applicable law that states that contracts are construed against the drafter shall not apply. The headings in this MOU are inserted for convenience purposes only and shall not affect the interpretation of this MOU.

c. Governing Law; Venue. This MOU shall be governed in accordance with the laws of the State of California. The Parties further agree that any action or proceeding brought to enforce the terms and conditions of this MOU shall be maintained in Los Angeles County.

d. Amendment. No change, amendment, alteration, or revision of this MOU shall be valid unless evidenced by a written agreement approved and executed by the Parties.

e. Successors and Assigns. This MOU will be binding on the successors and assigns of the Parties.

f. Signature Authority. Each Party has the full power and authority to enter into and perform this MOU, and the individual signing this MOU on behalf of each Party has been properly authorized to enter into this agreement.

g. Entire Agreement. It is understood that there are no oral agreements between the Parties hereto affecting this MOU and this MOU supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the Parties, and none shall be used to interpret this Agreement.

h. Counterparts. This MOU may be executed in counterparts, each of which shall be deemed to be an original, but all of which in the aggregate shall constitute one and the same instrument, and the Parties agree that signatures on this MOU shall be sufficient to bind the Parties.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this MOU as of the Effective Date, above.

"**Owner**":
SANTA ANITA COMMERCIAL GROUP, LLC, a California limited liability company

By: _____

Title: _____

Date: _____

"**City**":
CITY OF SOUTH EL MONTE

By: _____
Rene Salas, City Manager

APPROVED AS TO FORM:

_____
Susie Altamirano, City Attorney

ATTEST:

_____
Adrian Garcia, City Clerk

City Council Agenda Report

Agenda Item No. 12.a.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Ariana De La Cruz, Director of Community Services

SUBJECT: LETTER FROM SOUTH EL MONTE NATIONAL LITTLE LEAGUE REQUESTING A FACILITY FEE WAIVER FOR THE USE OF NEW TEMPLE PARK FIELDS, MARY VAN DYKE PARK COMMUNITY ROOM, SENIOR CENTER DINING ROOM, CONSIDERATION TO WAIVE THE PARK LIGHTING FEES, AND CONSIDERATION TO WAIVE THE FEES FOR THE INSTALLATION AND TEAR DOWN OF FIELD FENCES

SUMMARY: The South El Monte National Little League ("SEMNLL") is requesting reservation facility fee waivers for the use of New Temple Park fields, Senior Center Dining Room, Mary Van Dyke Park Community Room, and requesting the City Council consider waiving the reservation light fees and associated labor cost incurred to install and remove four (4) fences at New Temple Park.

RECOMMENDED ACTION: Staff recommends City Council:

1. Discuss and consider the facility reservation fee waiver request for the use of the New Temple Park fields, Senior Center Dining Room, and Mary Van Dyke Community Room for the estimated amount of $36,825.00;
2. Discuss and consider the request to waive the light fees in the estimated amount of $7,740.00; and
3. Discuss and consider waiving the associated labor cost incurred to install and remove four (4) fences at New Temple Park in the estimated amount of $4,700.00.

FISCAL/FINANCIAL IMPACT: If approved in accordance with the Facility Reservation Regulations and Fee Schedule, the City will waive the facility rental fees in the estimated amount of $36,825.00 and the SEMNLL will be responsible for all remaining costs including, but not limited to, light fees, insurance coverage, fence installation, etc.

If the City Council approves waiving the light fees and/or the labor cost incurred to install and remove four (4) fences at New Temple Park, the waived amount will be allocated from the City's General Fund. The estimated cost to waive the light fees is $7,740.00 and

the estimated cost to waive the labor cost incurred to install and remove four (4) fences is $4,700.00.

Please refer to Attachment A - Cost Details, summarizing the fees associated with the reservation.

DISCUSSION: The City has been a long-time sponsor and supporter of SEMNLL. SEMNLL has been designated by the City as a grandfathered youth sports group, permitted to continue utilizing the fields during their agreed-upon season. SEMNLL is a non-profit group composed of several volunteers, and services the City by providing an affordable baseball and softball program for children ages 6–15.

SEMNLL is requesting a reservation facility fee waiver for the use of New Temple Park fields to host their 2026 baseball and softball season's practices and games from February 23, 2026, to June 19, 2026, Monday through Friday from 4:30 p.m. to 8:45 p.m., Saturdays from 8:00 a.m. to 8:45 p.m. and two Sundays a month from 8:00 a.m. to 6:00 p.m. SEMNLL is also requesting a reservation facility fee waiver to use the Senior Center Dining Room on April 25, 2026, to host a comedy night fundraiser, and the Mary Van Dyke Park Community Room to host board meetings on Fridays from February 27, 2026, to June 19, 2026, from 7:00 p.m. to 8:30 p.m.

According to the current City Council approved Facility Reservation Regulations and Fee Schedule, community partners and non-profit organizations are permitted fee waiver requests which solely cover the facility's rental fees. All other related reservation fees, including but not limited to, staff time, security, alcohol insurance coverage, light fees, chalking, etc. are the responsibility of the organization. SEMNLL is requesting that the City Council consider waiving the light fees in the estimated amount of $7,740.00 and labor costs incurred to install and remove four (4) fences at New Temple Park in the estimated amount of $4,700.00. The City Council has the discretion to approve or deny any request not approved in the Facility Reservation Regulations and Fee Schedule.

ATTACHMENT(S):

A. South El Monte National Little League Reservation Cost Details
B. SEMNLL Field Reservation Application 2026
C. South El Monte Council Fee Waiver Request Letter

South El Monte National Little League Reservation Cost Details

Waived Facility Rental Fee

Fee Description	Units	Total
New Temple Park Fields	$50/hr x 649.50 hours	$32,475.00
Community Center Kitchen	$150 Flat Rate	$150.00
Senior Center Dining Room	$100/hr x 8 hrs	$800.00
Mary Van Dyke Community Room	$200/day x 17 days	$3,400.00
	Total:	$36,825.00

Non- Waived Fees

Fee Description	Units	Total
New Temple Park Refundable Damage Deposit	$500.00	$500.00
New Temple Park Insurance Coverage	Agency will Provide	N/A
Mary Van Dyke Community Room Damage Deposit	$50.00	$50.00
Senior Center Dining Room 4/25/26 Reservation		
Staff Time	$16/hr x 3 staff x 8hrs	$384.00
Security Guards	$38/hr x 2 staff x 5 hrs	$380.00
Alcoholic insurance Coverage		$170.90
Cleaning Fee		$300.00
Damage Deposit		$500.00
	Total:	$2,284.90

Special Request to Waive Light Fees

Fee Description	Units	Total
New Temple Park Light Fee	$30/hr x 258 hrs	$7,740.00

- ❖ Amount may vary due to additional request or cancellation

Special Request to Waive Fence installation and Tear Down

Fee Description	Units	Total
New Temple Park Fencing	(4) fence installation and tear down	$4,700.00

City of South El Monte Recreation Services Department
1530 Central Avenue, South El Monte, CA 91733
Phone: (626) 579-2043
www.cityofsouthelmonte.org

APPLICANT INFORMATION

Name: Cristina Rodriguez	Organization/Business: SEM National Little League
Address: 11223 Farndon Ave.	City: South El Monte Zip Code: 91733
Home Phone: 626-456-1212	Work Phone:
Cell Phone:	Email: soelmontenll@gmail.com

RECREATION SERVICES *FACILITY* & PARK
RENTAL APPLICATION AND AGREEMENT
APPLICANT MUST BE PRESENT AT ALL TIMES DURING THE EVENT
ALL EVENING PERMITS CONCLUDE AT 12:00 MIDNIGHT

RESERVATION INFORMATION

FACILITY REQUESTED:

1. COMMUNITY CENTER	2. SENIOR CENTER	3. AQUATICS CENTER	4. PARKS
___ Kitchen	___ Dining Room	___ Main Pool	Mary Van Dyke
___ Gymnasium	___ Arts and Craft Room	___ Wading Pool	___Community Room
___ Amphitheater	___ Multi Room	___ Locker Rooms	___ Gazebo
___ Dance Room	___ Game Room		Shively or New Temple
___ Parking Lot			All Fields _____ Baseball Field
			_____ Picnic Area
			All Fields ____ Softball Field
			_____ Picnic Area

Date of Event:	2/23-6/19/2026	Day(s):	Monday-Friday/ Saturday & Sunday		Estimated Attendance:	150	
Purpose of Event/Function:	Baseball & Softball Practices & Games						
Reservation Time:	4:30p-8:45p M-F	to	8a-8:45p Saturdays	8a-6p Sundays	Set up Time:	_____	to _____
Kitchen Hours:	_____	to	_____		Clean up Time:	_____	to _____

Will the event be open to the public?	yes		
Will there be entertainment?	n/a	If yes, what type?	
Will food be served?	Snack Bar	If yes, name of caterer?	SEMNLL Board & Parent Volunteers
Will alcohol be served?	no		
Portable Stage needed?	n/a		

Applicant shall indemnify, defend, and hold harmless the City of South El Monte, its officers, employees, and agents from any and all losses, costs, expenses, claims, liabilities, actions, or damages, including liability for injuries to any person or persons or damage to property arising at any time during and/or arising out of or in any way connected with Applicant's authorized activities under the terms of this application and/or use or occupancy of the Facility and adjoining property, unless solely caused by the gross negligence or willful misconduct of the City of South El Monte, its officers, employees, or agents. Applicant agrees to abide and enforce the Rules, Regulations and Policies governing the facility set forth by the City of South El Monte. Said organization/business will accept all responsibility for any damage to premises, furniture, equipment or grounds resulting from use of facility.

I am an authorized agent of the organization/business submitting this application. The information provided in this application is true and correct. I have read and understand this application and agree to all of the facility rules, regulations, and conditions of use.

Signature of Applicant: _____ *Date:* _____

---------- **OFFICE USE ONLY** ----------

☐ APPROVED ☐ DENIED Recreation Services Designee _____ Date: _____

City of South El Monte Recreation Services Department

APPLCIANT NAME: _____ **DATE OF USE:** _____

FACILITY: _____

FACILITY FEE WORK SHEET

The following fee schedule applies to general use of the facility. The City of South El Monte, other governmental entities, and South El Monte-recognized Community Service/Non-Profit Organizations may be granted priority use and may be exempt from fees.

****IMPORTANT INFORMATION****
NO CONFETTI OF ANY SORT IS PERMITTED – SET-UP IS ON YOUR OWN
NOTE: FLOORS ARE COVERED WITH CARPET

Building Fee / Field Fee	$ 50 x 649.50 Hours	$ 32,475
Staff Fee	$ _____ x _____ # Staff x _____ Hours	$
Security Guard Fee	$ _____ x _____ # Guard (s) x _____ Hours	$
Kitchen Fee		$
Clean Up Fee		$
Damage Deposit		$ 500
Insurance Premium Certificate		$
Liquor Premiums		$
Inflatable Bouncer		$
ABC Permit		$
	TOTAL:	$ 32,975

# of Round Tables: _____ #
of Rectangle Tables: _____ #
of Chairs _____

Table and Chair Ratio
6 inch Round Table = 8 chairs
6x6 Rectangle Table = 8 chairs

BALANCE DUE DATE: _____

Deposit(s): Date: _____ Receipt # _____ Payment $ _____ Balance $ _____
Deposit(s): Date: _____ Receipt # _____ Payment $ _____ Balance $ _____
Deposit(s): Date: _____ Receipt # _____ Payment $ _____ Balance $ _____
Deposit(s): Date: _____ Receipt # _____ Payment $ _____ Balance $ _____
Deposit(s): Date: _____ Receipt # _____ Payment $ _____ Balance $ _____

Security Deposit Refund:

Invoice #:_____

Full refund: Yes_____ No _____

Account#:_____

Reservation Info:

If No, reason:

_____

_____

Amount refunded: $_____ Warrant Request Made on: _____

City of South El Monte Recreation Services Department
1530 Central Avenue, South El Monte, CA 91733
Phone: (626) 579-2043
www.cityofsouthelmonte.org

APPLICANT INFORMATION

Name: South El Monte National Little League	Organization/Business:
Address:	City: Zip Code:
Home Phone:	Work Phone:
Cell Phone:	Email:

RECREATION SERVICES *FACILITY* & PARK
RENTAL APPLICATION AND AGREEMENT
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_X_ Kitchen	_X_ Dining Room	___ Main Pool	Mary Van Dyke
___ Gymnasium	___ Arts and Craft Room	___ Wading Pool	___Community Room
___ Amphitheater	___ Game Room I	___ Locker Rooms	___ Gazebo
___ Dance Room	___ Game Room II		Shively and New Temple
___ Parking Lot			_____ Field
			_____ Picnic Area
			_____ Field
			_____ Picnic Area

Date of Event:	Saturday 4/25	Day(s):		Estimated Attendance:	150		
Purpose of Event/Function:	SEMNLL Comedy Night Fundraiser						
Reservation Time:	4:30pm	to	11:30pm	Set up Time:	3:30pm	to	4:30pm
Kitchen Hours:	3:00pm	to	11:30pm	Clean up Time:	11:30pm	to	12:30am

Will the event be open to the public?	Yes	
Will there be entertainment?	Yes	If yes, what type? Comedians & DJ
Will food be served?	Yes	If yes, name of caterer? TBD
Will alcohol be served?	Yes	
Portable Stage needed?	Yes	

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---------- **OFFICE USE ONLY** ----------

☐ APPROVED ☐ DENIED Recreation Services Designee _____ Date: _____

City of South El Monte Recreation Services Department

APPLCIANT NAME: _____ **DATE OF USE:** _____

FACILITY: _____

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Building Fee	$ 100 x 8 Hours	$ 800
Staff Fee	$ 16 x 3 # Staff x 8 Hours	$ 384
Security Guard Fee	$ 38 x 2 # Guard (s) x 5 Hours	$ 380
Kitchen Fee		$ 150
Clean Up Fee		$ 300
Damage Deposit		$ 500
Insurance Premium Certificate	Agency will provide	$
Liquor Premiums		$ 170.90
Inflatable Bouncer		$
ABC Permit		$
	TOTAL:	$ 2,284.90

# of Round Tables: _____ #
of Rectangle Tables: _____ #
of Chairs _____

Table and Chair Ratio
6 inch Round Table = 8 chairs
6x6 Rectangle Table = 8 chairs

BALANCE DUE DATE: _____

Deposit(s): Date: _____ Receipt # _____ Payment $ _____ Balance $ _____
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Deposit(s): Date: _____ Receipt # _____ Payment $ _____ Balance $ _____
Deposit(s): Date: _____ Receipt # _____ Payment $ _____ Balance $ _____

Security Deposit Refund:

Invoice #:_____

Full refund: Yes_____ No _____

Account#:_____

Reservation Info:

If No, reason:

_____

_____

Amount refunded: $_____ Warrant Request Made on: _____

City of South El Monte Recreation Services Department
1530 Central Avenue, South El Monte, CA 91733
Phone: (626) 579-2043
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APPLICANT INFORMATION

Name: South El Monte National Little League	Organization/Business:
Address:	City: Zip Code:
Home Phone:	Work Phone:
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___ Amphitheater	___ Game Room I	___ Locker Rooms	___ Gazebo
___ Dance Room	___ Game Room II		Shively and New Temple
___ Parking Lot			_____ Field
			_____ Picnic Area
			_____ Field
			_____ Picnic Area

Date of Event:	2/27 - 6/19	Day(s):	Fridays	Estimated Attendance:	15		
Purpose of Event/Function:	Board Meetings						
Reservation Time:	7:00pm	to	8:30pm	Set up Time:		to	
Kitchen Hours:		to		Clean up Time:		to	

Will the event be open to the public?	no	
Will there be entertainment?	no	If yes, what type?
Will food be served?	no	If yes, name of caterer?
Will alcohol be served?	no	
Portable Stage needed?	no	

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City of South El Monte Recreation Services Department

APPLCIANT NAME: _____ **DATE OF USE:** _____

FACILITY: _____

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NOTE: FLOORS ARE COVERED WITH CARPET

Building Fee	$ 200 x 17 (days) Hours	$ 3,400
Staff Fee	$ _____ x _____ # Staff x _____ Hours	$
Security Guard Fee	$ _____ x _____ # Guard (s) x _____ Hours	$
Kitchen Fee		$
Clean Up Fee		$
Damage Deposit		$ 50
Insurance Premium Certificate		$
Liquor Premiums		$
Inflatable Bouncer		$
ABC Permit		$
	TOTAL:	$ 3,900

# of Round Tables: _____ #
of Rectangle Tables: _____ #
of Chairs _____

Table and Chair Ratio
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BALANCE DUE DATE: _____

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Deposit(s): Date: _____ Receipt # _____ Payment $ _____ Balance $ _____
Deposit(s): Date: _____ Receipt # _____ Payment $ _____ Balance $ _____
Deposit(s): Date: _____ Receipt # _____ Payment $ _____ Balance $ _____
Deposit(s): Date: _____ Receipt # _____ Payment $ _____ Balance $ _____

Security Deposit Refund:

Invoice #:_____

Full refund: Yes_____ No _____

Account#:_____

Reservation Info:

If No, reason:

_____

_____

Amount refunded: $_____ Warrant Request Made on: _____

South El Monte National Little League
P.O. Box 9134, South El Monte, CA 91733
Incorporated 1061

South El Monte Council

Dear City Council,

The South El Monte National Little League is a non-profit organization that has been serving the city of South El Monte and its residents since 1961. The league is run by 100% volunteers consisting of parents/people of the community. In our program, the children learn teamwork, how to deal with pressure, maintain positive attitudes and how to play by the rules. These are all very important social skills and traits the children can apply to other areas of their life. These core values that the children learn in our program will help them become successful citizens later in life.

We appreciate all the support that the city has provided our program in the past and ask for your continued support to our league, and most importantly, to the community of South El Monte. We understand that costs for anything these days are high and we are trying to keep our registration costs low for the sake of our community. Because of this, we would like to request your assistance with allowing our program to use the city facilities, along with the lights, the work of putting up and taking down the fences, as well as the preparations of the fields to not cost.

We are grateful for your continued support of our league and we hope to see you at our Opening Day for the 2026 Season!

Thank you again for your ongoing support.



Cristina Rodriguez – President

South El Monte National Little League

City Council Agenda Report

Agenda Item No. 13.a.

DATE: February 17, 2026

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY:

SUBJECT: **COUNCILMEMBER HECTOR DELGADO**

1. Discussion/Action/Direction on funding for infrastructure projects that have the potential for our city to benefit.
2. Discussion/Action/Direction on supporting our South El Monte High School CSF program in the amount of $500.00 dollars.
3. Discussion/Action/Direction on the Brewers Baseball application for waiver of fees.

SUMMARY:

RECOMMENDED ACTION:

FISCAL/FINANCIAL IMPACT:

DISCUSSION:

ATTACHMENT(S):

None