



# CITY MANAGER'S REPORT

Provided by Bryan Cook, City Manager  
Report Period: Aug. 5-19

*This report is issued the first and third Friday of each month.  
It can be obtained at City Hall or online at [templecity.us](http://templecity.us)*

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## THE WEEKS AHEAD

- Aug. 8 Meeting: Public Arts Commission  
7 p.m., Council Chambers  
**CANCELLED**
- Aug. 9 Meeting: Planning Commission  
7:30 p.m., Council Chambers  
More info: pg. 4.
- Aug. 10 Summer Concert: Sharon & the Chevelles  
7 p.m., Temple City Park  
If music from the 50s and 60s gets you up on your feet, then this is the concert for you! Come for a fun-filled night of nostalgia and all around good times!
- Meeting: Transportation and Public Safety Commission  
7:30 p.m., Council Chambers  
Up for discussion: parking citation appeals.
- Aug. 16 Meeting: City Council  
7:30 p.m., Council Chambers  
Newsy items: converting a portion of City District Lot 3 (the public parking lot on south side of Las Tunas between Kauffman and Temple City Blvd.) from all-day parking to two-hour parking; and presentation of a proposed design concept for a new public parking lot at 5800 Temple City Blvd.
- Aug. 17 Summer Concert: The Wiseguys  
7 p.m., Temple City Park  
One of TC's favorite bands returns ready to entertain the crowd with talented vocals, exciting soloists and a screamin' horn section! The Wiseguys' 18-piece ensemble will take you back to the age of big band favorites.
- Meeting: Parks and Recreation Commission  
7 p.m., Council Chambers  
**CANCELLED**
- Aug. 18 Meeting: Neighborhood Watch  
5:30 p.m., Golden West Baptist Church  
For Area 8, which includes the neighborhoods bound by Olive St., Baldwin Ave., Lower Azusa Rd. and Temple City Blvd. Topics will cover emergency preparedness, crime prevention and personal safety.

## REPORTS FROM CITY DEPARTMENTS

### ***MANAGEMENT SERVICES DEPARTMENT***

*(submitted by T. Chan)*

#### **Update: City Weibo Account**

To better overcome the language barrier between City Hall and the Chinese-speaking community, the City will soon launch its Weibo page, a popular Chinese social media platform similar to Twitter. Our municipal account is pending verification from Weibo's headquarters.

Unlike our other (English language) social media platforms that generally advertise City Hall news, the Weibo account will represent a collaborative communications effort between Temple City Unified School District, Temple City Library, Temple Sheriff's Station and the Temple City Chinese American Association. Content—in simplified Chinese—will initially focus on the topics of education, community events, library programming and public safety.

The new Weibo page is scheduled to launch in mid-September.

### ***ADMINISTRATIVE SERVICES DEPARTMENT***

*(submitted by T. Hause)*

#### **City Receives Financial Reporting Award**

The City's Comprehensive Annual Financial Report was recently granted a certificate of achievement for Excellence in Financial Reporting by the Government Finance Officers Association. The achievement is the highest form of recognition in the area of governmental accounting and financial reporting.

Based on comments provided by an impartial panel, the City's financial reporting "demonstrated a constructive 'spirit of full disclosure' to clearly communicate its financial story and motivate potential users...to read the CAFR [Comprehensive Annual Financial Report]."

#### **Q1-2016 Sales Tax Report**

Attached is the City's sales tax report for January-March 2016. Local revenues decreased by 1.5% over the prior year, mainly from lower prices at the gas pump.

Also attached is an interesting forecast of the State's economic sectors for 2017-18. The

economy is expected to stabilize—even slightly grow—despite higher oil prices that should hit consumers this fall.

### **Update: Personnel Recruitments**

NOW OPEN:               Recreation Aides and Program Leaders  
                                  Department: Parks and Recreation  
                                  Salary: \$10.00-\$12.74/hr.  
                                  Apply at [templecity.us](http://templecity.us)

UNDER REVIEW:       Candidate appointments are pending for:  
                                  Parks and Recreation Manager  
                                  Building and Code Inspector III  
                                  Executive Asst. to the City Manager

Applications are being reviewed for:  
                                  Building and Code Inspector I  
                                  Parking Control Officers  
                                  Maintenance Workers

## ***COMMUNITY DEVELOPMENT DEPARTMENT***

*(submitted by M. Forbes, S. Reimers and B. Ariizumi)*

### **Upcoming Planning Commission Meeting**

At its Aug. 9 meeting, the Planning Commission will review a proposed dance studio at 5206 Rosemead Blvd. The studio will offer classes to all ages, from children to adults.

According to the applicant, each dance class will have no more than 10 students, with all classes ending by 9 p.m. (before the City's stricter noise laws go into effect at 10 p.m.). Staff is recommending approval of the application with conditions requiring the back door (of the business) to be closed during classes, and that the owner revise the site's driveways and parking area to correct inefficiencies.

### **FY 2016-17 Street Resurfacings**

Council recently approved plans and specifications for the Fiscal Year (FY) 2016-17 Pavement Rehabilitation Project, which resurfaces city streets as part of the ongoing Pavement Management Program.

Scheduled for fall, the \$1.5 million resurfacing project will result in a slurry sealing of over 11 miles of city streets. Please refer to the attached location listing for more information.

### **Council Direction: The Ralph's Recycling Center**

On August 2, staff provided Council a report regarding the recycling center in the Ralph's market parking lot (9470 Las Tunas Dr.). The City has received occasional complaints (over the years) about the center, including trash, loitering and open storage.

Council subsequently directed staff to closely monitor the area to ensure an operating manner consistent with its City-approved use; and to contact the operator if problems are observed. Council also encouraged the community to immediately report any problems—as appropriate—to Temple Sheriff's Station or the City's Community Preservation office.

### **July 30 Compost Giveaway**

On July 30, Athens Services hosted their semi-annual compost giveaway at Live Oak Park. Unfortunately, the turnout was low compared to previous events, with some compost remaining unclaimed. Both Athens and the City attribute the response to decreased landscaping and gardening activity, in light of the ongoing drought and summer heat.



**Law Enforcement Update: June 2016**

Below is a summary of trends and activities for June 2016, as reported by Temple Sheriff's Station.

- Crimes are up for burglaries and petty thefts.
- The above trends mirror regional trends, due primarily to Proposition 47.
- Proactive patrolling, and probation and undercover operations remain in effect.

Detailed statistics are provided below:

<b>CRIMES</b>	<b>June 2016</b>	<b>June 2015</b>
Homicide	0	0
Rape	1	0
Robbery	0	0
Assault	5	6
Res. Burglary	13	7
Com. Burglary	6	2
Vehicle Burglary	5	0
Grand Theft	6	1
Petty Theft	13	16
Grand Theft Auto	3	3
Arson	0	0
<b>TOTAL</b>	<b>52</b>	<b>35</b>

Additionally, traffic-related enforcement in June saw prior YTD increases in issued citations and reported accidents.

<b>CATEGORY</b>	<b>June 2016</b>	<b>June 2015</b>
Injury Accidents	8	3
Persons Injured	14	7
Non Injury Reports	24	23
<b>TOTAL ACCIDENTS</b>	<b>32</b>	<b>26</b>

Speeding Citations	47	11
Oth. Haz. Citations	31	16
Non-Haz. Citations	16	12
<b>TOTAL CITATIONS</b>	<b>94</b>	<b>39</b>

Planned Sheriff's operations for August include burglary suppression and targeted traffic enforcement (in both motor deployment and school traffic).

***PARKS AND RECREATION DEPARTMENT***  
*(submitted by C. Burroughs)*

**Programming Update**

- The second and last session of the summer STARS day camp has moved from Longden Elementary to Live Oak Park. The move has not affected registration; in fact, 220 children are registered! Many of them are looking forward to our last excursion to Catalina Island.
- Although registration was off to a slow start in June, Teen Zone now has almost 60 participants. Mini-trips to attractions like SkyZone and Dave & Busters—as well as to swimming and hiking destinations—continue to be popular.
- Summer is about to come to an end for nearly 450 members of our Youth Basketball and Mini Sports Camp programs. The Intro to Hardball and T-ball programs begin Monday, Aug. 15.
- Sports are not just for kids! We're excited to soon begin registration for our fall adult basketball and volleyball leagues at Immanuel Church. Volleyball will be held on Wednesday nights, and basketball on Wednesday and Thursday nights. For more information, including registration packets, call (626) 656-7321.
- On Aug. 1, registration opened for fall youth programs including STARS Club, Teen Zone, flag football, volleyball, cross country and SuperSTARS dance. Program information is available on the City's website, [templecity.us](http://templecity.us). Programs begin later this month or in early September.

-end-

BC/BH  
Attachments

# Q1 2016



# Temple City Sales Tax *Update*

Second Quarter Receipts for First Quarter Sales (January - March 2016)

## Temple City In Brief

Receipts from Temple City's January through March sales were 5.5% lower than the same quarter one year ago. Actual sales activity decreased 1.5% after accounting aberrations were factored out.

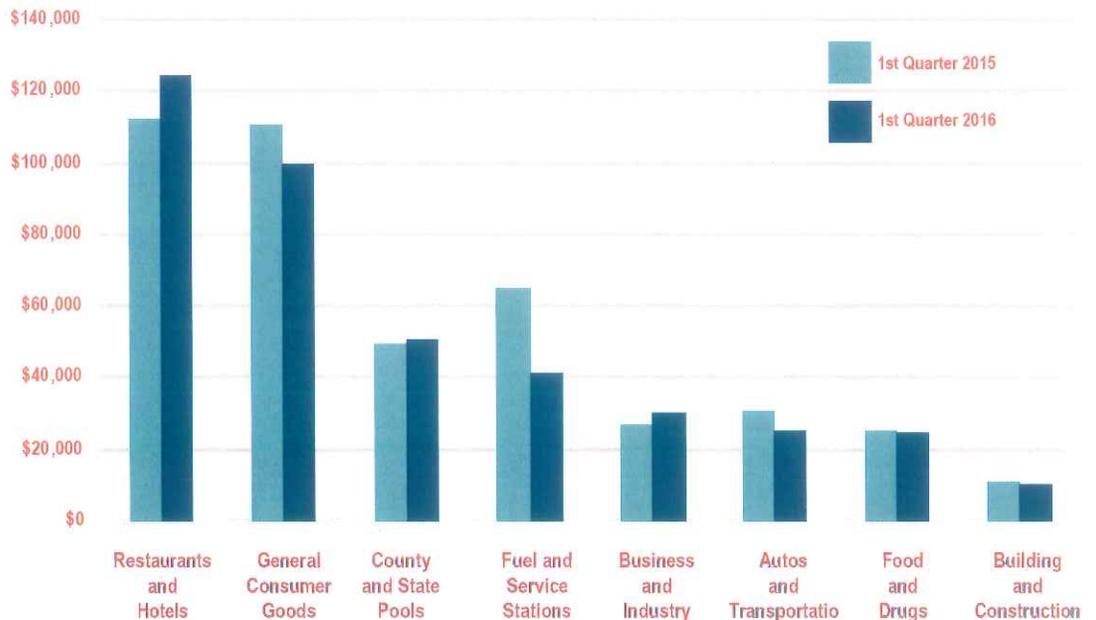
Continued lower fuel prices which negatively impacted service station returns was a significant factor in the overall quarterly decline.

Payment deviations that inflated year-ago returns along with tepid sales and a retail store closure depressed general consumer goods results. A business closure and declining sales dropped autos and transportation revenues.

The losses were partially offset by new eatery openings and net higher sales which boosted quick-service and casual dining restaurant categories.

Net of aberrations, taxable sales for all of Los Angeles County grew 2.7% over the comparable time period, while the Southern California region as a whole was up 3.1%.

## SALES TAX BY MAJOR BUSINESS GROUP



## TOP 25 PRODUCERS

IN ALPHABETICAL ORDER

99 Cents Only	Office Depot
AT&T	OO Kook Korean BBQ
Chevron	Pep Boys
Circle K	Rite Aid
CVS	Seafood Palace
Daiso Japan	Star Maintenance Supply
Golden Carpets	Super A Foods
Grand Harbor Restaurant	Super Pets
Icho Izakaya Fusion Cuisine	Temple City Mobil
In N Out	Temple City Powersports
Kmart	The Hat
McDonalds	TJ Maxx
Modern Lighting	

## REVENUE COMPARISON

Four Quarters – Fiscal Year To Date

	2014-15	2015-16
Point-of-Sale	\$1,698,076	\$1,658,488
County Pool	212,553	222,251
State Pool	1,135	1,251
Gross Receipts	\$1,911,763	\$1,881,990
Less Triple Flip*	\$(477,941)	\$(368,347)

\*Reimbursed from county compensation fund

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**California Overall**

The local one-cent share of the statewide sales and use tax was 3.1% higher than the year-ago quarter after excluding payment aberrations.

Gains in the countywide use tax pools were the largest contributor to the increase due to the growing impact of online purchases from out-of-state sellers and the corresponding shift of tax revenues from brick and mortar retail stores to fulfillment centers that process orders online. Not surprisingly, areas with concentrations of young, affluent buyers saw the highest online sales growth and the weakest general consumer goods results.

Solid results from auto sales and leases, transportation rentals, contractor supplies and restaurants also contributed to the overall increase.

The 5.6% gain in the business-industry sector was bolstered by onetime receipts for equipment purchases related to alternative energy projects.

Most general consumer goods categories were flat or down, except for specialty stores, electronics-appliance stores and home furnishings, consistent with the trend of consumers buying more from online retailers.

Gains from most other segments were relatively modest, while lower prices at the pump caused an 11.4% decline in fuel tax revenues, extending the decline to a sixth consecutive quarter.

**Robust Growth in Online Sales**

National surveys reveal that consumers buy online to avoid crowds, save time and find better bargains. Online shopping also benefits buyers in rural areas with fewer shopping options.

Total online spending comprised 12.8% of all general consumer goods purchases in 2015, up from 3.4% in 2000.

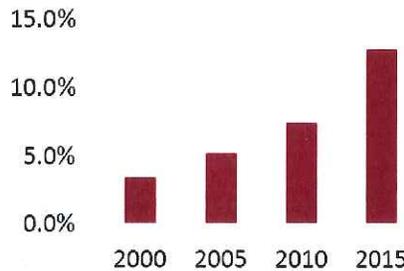
According to Forrester Research, Amazon accounted for 60% of total online sales growth in 2015.

Though the online share of overall sales

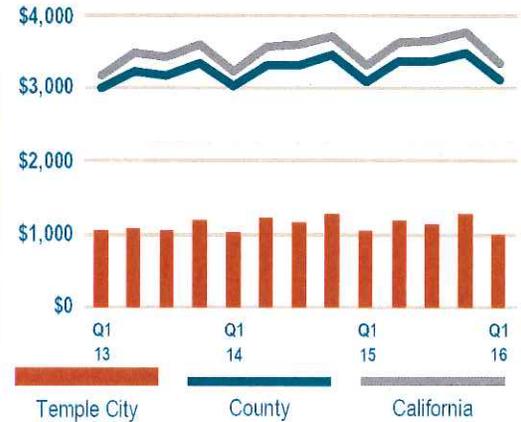
remains relatively modest, the year-over-year growth rate indicates a major shift in retailing is well underway. In response, more and more traditional brick and mortar retailers are opening online sales channels in recognition of this growing trend largely powered by younger buyers.

Department store chains have been particularly hard hit as Amazon has expanded its offerings to include apparel and fashion merchandise. Media reports indicate Macy's recently suffered its worse quarterly sales since the recession, while Nordstrom, J.C. Penney and Kohl's all reported lower sales. Each of these chains has established a solid web presence in a fight to retain market share.

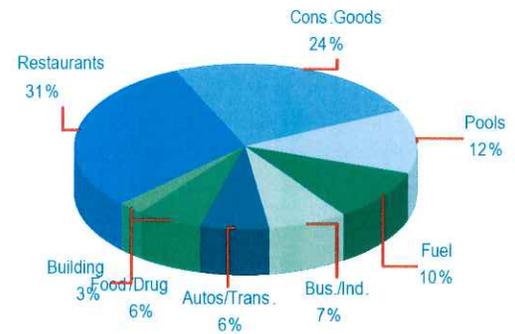
**Online General Consumer Goods  
YOY Percentage Growth**



**SALES PER CAPITA**



**REVENUE BY BUSINESS GROUP  
Temple City This Quarter**



**TEMPLE CITY TOP 15 BUSINESS TYPES**

Business Type	Temple City		County	HdL State
	Q1 '16	Change	Change	Change
Auto Repair Shops	8,118	17.0%	7.7%	7.4%
Automotive Supply Stores	9,184	-25.3%	5.7%	4.8%
Casual Dining	59,979	17.2%	8.1%	5.8%
Discount Dept Stores	— CONFIDENTIAL —	—	-0.9%	-0.3%
Drug Stores	— CONFIDENTIAL —	—	0.3%	0.0%
Electronics/Appliance Stores	— CONFIDENTIAL —	—	2.8%	2.8%
Family Apparel	— CONFIDENTIAL —	—	1.9%	-0.7%
Grocery Stores Liquor	— CONFIDENTIAL —	—	0.7%	1.6%
Home Furnishings	9,867	-12.6%	-3.2%	3.0%
Light Industrial/Printers	9,749	22.6%	-3.4%	-1.7%
Office Supplies/Furniture	— CONFIDENTIAL —	—	-14.5%	-7.0%
Quick-Service Restaurants	59,209	7.9%	4.7%	6.4%
Service Stations	41,468	-36.4%	-7.4%	-9.3%
Specialty Stores	11,264	-11.9%	5.8%	3.4%
Variety Stores	8,086	-4.8%	5.1%	0.5%
<b>Total All Accounts</b>	<b>357,873</b>	<b>-6.5%</b>	<b>1.7%</b>	<b>1.8%</b>
<b>County &amp; State Pool Allocation</b>	<b>50,730</b>	<b>2.3%</b>	<b>11.3%</b>	<b>14.1%</b>
<b>Gross Receipts</b>	<b>408,603</b>	<b>-5.5%</b>	<b>2.8%</b>	<b>3.2%</b>

July 2016

# California Forecast: Sales Tax Trends and Economic Drivers

HdL provides relevant information and analyses on the economic forces affecting California's local government agencies. In addition, HdL's Revenue Enhancement and Economic Development Services help clients to maximize revenues.

HdL serves over 400 cities, counties and special districts in California and across the nation.





	2016/17	2017/18
<b>Autos/Transportation</b>	2.6%	1.5%
<p>Gains from sales and leases of new and used motor vehicles are still expected this year, but the pace of growth is slowing with new light vehicle registrations up 3.8% in California for the first three months of 2016 compared to 12.1% over the year-ago period. Many analysts expect sales to level off in 2017 while others are forecasting slower economic growth, coupled with larger numbers of used cars coming off of lease to pare sales of new vehicles as soon as next year.</p>		
<b>Building/Construction</b>	7.0%	5.0%
<p>Non-residential construction will benefit from an increase in infrastructure projects as state and local agencies put federal grant dollars to work. High speed rail, sports stadiums and other large scale regional development will contribute to gains through 2017. Demand for single family and multi-family units is expected to remain strong through 2018. Wages will represent the single largest increase in construction costs as the unemployment rate shrinks and higher hourly wages are needed to draw workers back into the field.</p>		
<b>Business/Industry</b>	2.0%	2.4%
<p>A relatively strong dollar and sluggish economic conditions abroad have pushed California exports down and caused businesses to scale back on capital expenditures, inventories and jobs. Business services and medical/biotech sales remain strong; equipment purchases related to renewable energy projects will produce some onetime use tax increases in parts of the state's central valleys and Southern California deserts.</p>		
<b>Food/Drugs</b>	2.1%	2.5%
<p>Millennials, who just this year surpassed Boomers as the largest generation, are partial to foods labeled organic, local, free-range and artisanal. They are more health conscious and willing to spend more on food. Grocers, like Whole Foods 365, are expanding offerings of natural and organic products at lower price points to attract buyers from this large cohort. Receipts from this sector may be skewed by local grocery chains that include tax from fuel sales in their sales tax returns.</p>		
<b>Fuel/Service Stations</b>	-4.4%	11.7%
<p>Crude oil prices have risen by more than 78 percent since reaching a 14-year low early this year. Prices have risen in part due to analyst expectations that the oversupply that has been weighing on prices since 2014 would start to ease following production disruptions in Canada and Nigeria and continued declines in U.S. output. While still remaining slightly lower than last year, higher oil costs will place upward pressure on local retail gasoline prices through the fall and beyond, even though Southern California's inventory may stabilize with the restart of the Exxon/Mobil refinery in Torrance.</p>		
<b>General Consumer Goods</b>	1.5%	1.1%
<p>Price competition and the accelerating popularity of web-based shopping where the tax on out-of-state purchases is allocated to local agencies on a pro-rata basis through the countywide use tax pools will continue to erode sales at traditional brick-and-mortar retailers. Recent data suggests that these trends will be most pronounced in areas with large numbers of younger affluent buyers. Gains going forward are expected to be concentrated in specialty stores including cosmetics, home furnishings, variety stores and shoe stores.</p>		
<b>Restaurants/Hotels</b>	5.3%	4.5%
<p>Restaurant sales have been an economic bright spot as harried consumers spend an ever larger portion of their food budget dining out. Gains are expected to continue given favorable economic and demographic tailwinds, including Millennials who report they would rather connect with others by spending their money dining out rather than on clothes. The pace of growth has slackened, however, and has recently fallen below 6% for the first time in over two years.</p>		
<b>State and County Pools</b>	8.0%	7.2%
<p>Growth in countywide pool allocations is expected to remain strong as online shopping for goods shipped from out-of-state fulfillment centers continues to accelerate. Increased DMV registrations from private party vehicle transactions, purchases of materials from out-of-state sellers and long-term equipment leasing will contribute to future gains.</p>		
<b>TOTAL</b>	3.0%	3.9%

\* Proposition 172 projections vary from statewide Bradley-Burns calculations due to the state's use of differing collection periods in its allocations to counties. In addition, the BOE suspended quarterly true-ups to public safety remittances in FY 2015/16 due to accounting problems identified in a State Controller audit report. Discussions with BOE staff indicate that true-up suspensions will continue until accounting fixes are complete. The BOE has not given a date for completion, however, HdL believes suspensions could continue until FY 2017/18. Given the above, our forecast is for public safety revenue growth of 1.38% in FY 2015/16, 5.04% in FY 2016/17 and 5.56% in FY 2017/18.



	2016/17	2017/18
<b>U.S. Real GDP Growth</b>	2.3%	2.5%

The U.S. economy stumbled in the first quarter of 2016, repeating the familiar first quarter slowdown seen in recent years. But the latest data indicate that real GDP growth will rebound in the second quarter. April retail sales surged as consumers stepped up automobile purchases from the first quarter pullback, signaling that the U.S. consumer remains a solid driver of economic growth. The recent "Brexit" referendum in the United Kingdom jolted financial markets across the globe, but the real effect on the U.S. economy is expected to be minimal. The U.S. economy remains on solid footing, and despite a weak first quarter, Beacon Economics is forecasting a rebound for the last quarter of 2015/16 and expects 2016/17 growth to come in at 2.3%.

<b>U.S. Unemployment Rate</b>	4.8%	4.7%
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Payroll employment is on track to grow by 2.0% in 2015/16, slightly behind the 2.1% rate of job growth in 2014/15. While job growth was minimal in May, one month is not indicative of a trend. Indeed, 2015/16 is anticipated to be one of the strongest periods for job growth since 2006/07. Beacon Economics expects job creation to run at a steady pace over the next year and is projecting the U.S. unemployment rate to edge down to 4.8% for 2016/17.

<b>California Total Nonfarm Employment Growth</b>	2.6%	2.5%
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Job growth in California continues to impress as the 2015/16 fiscal year comes to a close. Payroll employment is on track to grow by 3.0% in the current fiscal year. The strong pace of job creation over the last year has been robust, and industry contributions to growth have been diverse. The Health Care industry, as well as the Leisure/Hospitality/Professional/Business Services industries together, made up more than half of the net increase to total nonfarm employment from May 2015 to May 2016. Beacon Economics expects California to continue leading the U.S. labor market forward, and job growth is expected to be 2.6% for 2016/17.

<b>California Unemployment Rate</b>	5.1%	4.9%
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With payroll employment exhibiting strong growth, Beacon Economics expects the state unemployment rate to maintain on a steady downward trajectory and close the gap with the nationwide average. The decline in unemployment in California over the last year has taken place even as the labor force has expanded, indicating the drop in the unemployment rate is due to residents finding work as opposed to dropping out of the labor force. Beacon Economics is forecasting the unemployment rate to average 5.1% for the 2016/17 fiscal year.

<b>California Population Growth</b>	1.0%	1.0%
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The California Department of Finance estimated that statewide population grew by 0.9% from January 2015 to January 2016, which was the same as their July 2014 to July 2015 estimate and in line with expectations of around 1% growth. With the statewide labor market on the rise, household formation is expected to follow suit and boost population growth through natural increase. Beacon Economics expects the state's population to grow by 1.0% in 2016/17.

<b>California Median Existing Home Price</b>	\$474,900	\$508,000
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Tight supply and strong demand have defined the seller's market in California over the last year, and Beacon Economics expects more of the same in the coming fiscal year. The median price for an existing home in the first quarter of 2016 was 5.3% higher than the same time one year prior, and year-over-year growth is expected to accelerate into the next fiscal year. With interest rates at historic lows and incomes on the rise, the housing sector will improve in the near term. That said, declining affordability is posing challenges for some parts of the state.

<b>California Residential Building Permits</b>	106,300	118,000
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The tight housing supply, which is putting upward pressure on home prices, is not expected to alleviate any time soon based on current permitting trends. While residential permitting is on the rise, the state is still not adding enough units to its existing stock to make a significant impact on the market. Absent meaningful reduction in red tape for new construction, such as reforming CEQA to reduce the excessive number of lawsuits that halt housing developments, residential permitting is expected to grow at an underwhelming pace over the next fiscal year.



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California's allocation data trails actual sales activity by three to six months. HdL compensates for the lack of current information by reviewing the latest reports, statistics and perspectives from fifty or more economists, analysts and trade associations to reach a consensus on probable trends for coming quarters. The forecast is used to help project revenues based on statewide formulas and for reference in tailoring sales tax estimates appropriate to each client's specific demographics, tax base and regional trends.



**"Good information leads to good decisions."**



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Beacon Economics, LLC has proven to be one of the most thorough and accurate, economic research/analytical forecasters in the country. They regularly provide national, state, regional, and sub-regional economic analysis/forecasting to clients ranging from the State of California to private hedge funds to major universities. Their evaluation of the key drivers impacting local economies and tax revenues provides additional perspective to HdL's quarterly consensus updates. The collaboration and sharing of information between Beacon Economics and HdL helps both companies enhance the accuracy of the work that they perform for their respective clients.

### Streets to be Resurfaced for FY 16-17

Street Name	From	To
BALDWIN AVENUE	LIVE OAK AVENUE	190 N/O LOWER AZUSA ROAD
BARELA AVENUE	WOOLLEY STREET	CRAIGLEE STREET
BLACKLEY STREET	PARMERTON AVENUE	McCULLOCH AVENUE
BROADWAY	ENCINITA AVENUE	TEMPLE CITY BOULEVARD
BROADWAY	ROSEMEAD BOULEVARD	ENCINITA AVENUE
BROADWAY	WEST CITY LIMIT	ROSEMEAD BOULEVARD
CALLITA STREET	501 W/O ROSEMEAD BOULEVARD	ROSEMEAD BOULEVARD
CAMELLIA AVENUE	CUL-DE-SAC	GARIBALDI AVENUE
CAMINO REAL	OAK AVENUE	TEMPLE CITY BOULEVARD
CLOVERLY AVENUE	LIVE OAK AVENUE	BROADWAY
CLOVERLY AVENUE	WENDON STREET	FLAHERTY STREET
CRAIGLEE STREET	BARELA AVENUE	EAST END
CRAIGLEE STREET	TEMPLE CITY BOULEVARD	BARELA AVENUE
DAINES DRIVE	BALDWIN AVENUE	HALIFAX ROAD
DAINES DRIVE	CUL-DE-SAC	TEMPLE CITY BOULEVARD
DAINES DRIVE	HALIFAX ROAD	EI. MONTE AVENUE
DAINES DRIVE	McCULLOCH AVENUE	WELLAND AVENUE
DAINES DRIVE	WELLAND AVENUE	SANTA ANITA AVENUE
DANESWOOD DRIVE	PARMERTON AVENUE	McCULLOCH AVENUE
ELLIS LANE	60 S/O LOWER AZUSA ROAD	TEMPLE CITY BOULEVARD
ELM AVENUE	MUSCATEL AVENUE	RENO AVENUE
EMPEROR AVENUE	OAK AVENUE	CUL-DE-SAC
ESTRELLA AVENUE	SALTER AVENUE	EAST CITY LIMIT
FLAHERTY STREET	GOLDEN WEST AVENUE	ROWLAND AVENUE
FREER STREET	ARCADIA WASH	SANTA ANITA AVENUE
FREER STREET	ARDEN DRIVE	HALIFAX ROAD
FREER STREET	EL MONTE AVENUE	ARCADIA WASH
FREER STREET	HALIFAX ROAD	EL MONTE AVENUE
GRACEWOOD AVENUE	LIVE OAK AVENUE	885 NORTH OF DAINES DRIVE
GREEN STREET	BALDWIN AVENUE	CUL-DE-SAC
HART AVENUE	HERMOSA DRIVE	LAS TUNAS DRIVE
HECLA STREET	CUL-DE-SAC	HILTON AVENUE
HERMOSA DRIVE	BURTON AVENUE	MUSCATEL AVENUE
HERMOSA DRIVE	MUSCATEL AVENUE	ROSEMEAD BOULEVARD
HERMOSA DRIVE	ROSEMEAD BOULEVARD	SULTANA AVENUE
HERMOSA DRIVE	SULTANA AVENUE	ENCINITA AVENUE
HILTON AVENUE	CUL-DE-SAC	OLIVE STREET
JAYLEE DRIVE	LOMA AVENUE	CUL-DE-SAC
LIVE OAK AVENUE	760 E/O BALDWIN AVENUE	GLICKMAN AVENUE
LIVE OAK AVENUE	BALDWIN AVENUE	760 E/O BALDWIN AVENUE
LIVE OAK AVENUE	ENCINITA AVENUE	TEMPLE CITY BOULEVARD
LIVE OAK AVENUE	GLICKMAN AVENUE	EAST CITY LIMIT

Street Name	From	To
LIVE OAK AVENUE	TEMPLE CITY BOULEVARD	BALDWIN AVENUE
LOMA AVENUE	EMPEROR AVENUE	WOOLLEY STREET
McCLINTOCK AVENUE	GRAND AVENUE	FAIRVIEW AVENUE
MILLER DRIVE	LOWER AZUSA ROAD	SOUTH END
NADINE STREET	CUL-DE-SAC	TEMPLE CITY BOULEVARD
NOEL DRIVE	NORTH END	BROADWAY
OAK AVENUE	LONGDEN AVENUE	GARIBALDI AVENUE
PARMERTON AVENUE	DAINES DRIVE	BLACKLEY STREET
PARMERTON AVENUE	DANESWOOD DRIVE	DAINES DRIVE
PERSIMMON AVENUE	NORTH CITY LIMIT	DAINES DRIVE
RENO AVENUE	GARIBALDI AVENUE	HERMOSA AVENUE
RENO AVENUE	HERMOSA AVENUE	ELM AVENUE
RENO AVENUE	LONGDEN AVENUE	GARIBALDI AVENUE
ROWLAND AVENUE	FLAHERTY STREET	WENDON AVENUE
SALTER AVENUE	ESTRELLA AVENUE	LONGDEN AVENUE
SPARKLETT STREET	CAMELLIA AVENUE	KAUFFMAN AVENUE
SPARKLETT STREET	TEMPLE CITY BOULEVARD	CAMELLIA AVENUE
SULTANA AVENUE	HERMOSA DRIVE	LAS TUNAS DRIVE
VAL STREET	BARELA AVENUE	GOLDEN WEST AVENUE
VAL STREET	GOLDEN WEST AVENUE	EAST CITY LIMIT
VAL STREET	TEMPLE CITY BOULEVARD	BARELA AVENUE
WENDON STREET	GOLDEN WEST AVENUE	ROWLAND AVENUE
LIVE OAK AVENUE	BALDWIN AVENUE	760 E/O BALDWIN AVENUE
LIVE OAK AVENUE	ENCINITA AVENUE	TEMPLE CITY BOULEVARD
LIVE OAK AVENUE	GLICKMAN AVENUE	EAST CITY LIMIT
LIVE OAK AVENUE	TEMPLE CITY BOULEVARD	BALDWIN AVENUE
LOMA AVENUE	EMPEROR AVENUE	WOOLLEY STREET
McCLINTOCK AVENUE	GRAND AVENUE	FAIRVIEW AVENUE
MILLER DRIVE	LOWER AZUSA ROAD	SOUTH END
NADINE STREET	CUL-DE-SAC	TEMPLE CITY BOULEVARD
NOEL DRIVE	NORTH END	BROADWAY
OAK AVENUE	LONGDEN AVENUE	GARIBALDI AVENUE
PARMERTON AVENUE	DAINES DRIVE	BLACKLEY STREET
PARMERTON AVENUE	DANESWOOD DRIVE	DAINES DRIVE
PERSIMMON AVENUE	NORTH CITY LIMIT	DAINES DRIVE
RENO AVENUE	GARIBALDI AVENUE	HERMOSA AVENUE