



AGENDA

REGULAR MEETING

LA PALMA CITY COUNCIL

TUESDAY, FEBRUARY 3, 2026

Nitesh P. Patel
Mayor

Debbie S. Baker
Mayor Pro Tem

Janet Keo Conklin
Council Member

Vikesh P. Patel
Council Member

Mark I. Waldman
Council Member

5:30 PM Closed Session
6:30 PM Open Session
La Palma City Hall
Council Chambers
7822 Walker Street, La Palma

CALL TO ORDER

CLOSED SESSION

**CS-1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to paragraph (1) of subdivision (d) of California Government
Code Section 54956.9)**

Name of Case: David Casey, et al. v. City of Buena Park, et al.
Case No. OCSC 30-2025-01497184-CU-PA-NJC

**CS-2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to paragraph (1) of subdivision (d) of California Government
Code Section 54956.9)**

Name of Case: Ross Byer v. City of La Palma
Case No. OCSC 30-2024-01394359-CU-OE-CJC

**CS-3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to paragraph (1) of subdivision (d) of California Government Code Section 54956.9)**

Claim Received December 9, 2025, from Hoa Jessie Cao Regarding Bicycle Accident

**CS-4. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION, INITIATION OF LITIGATION
(Pursuant to California Government Code Section 54956.9(d)(4)): One case**

OPEN SESSION TO BEGIN AT 6:30 P.M.

PLEDGE OF ALLEGIANCE

Council Member Janet Keo Conklin

INVOCATION

Reverend Nader Hanna, King of the Nations Ministries
Council Member Vikesh Patel

ROLL CALL

PRESENTATIONS

None

ORAL COMMUNICATIONS (Time Limit: 5 Minutes Each)

Time has been reserved at this point in the Agenda for persons wishing to speak on any item that is not listed on the Agenda. By law, the City Council is prohibited from taking action on such oral comments. The matter will be automatically referred to staff for appropriate response or action or will be placed on the Agenda of a future meeting. Matters listed on the Agenda may be addressed either at this time or at the time they are before the City Council for discussion.

CONSENT CALENDAR

All matters listed under Consent Calendar will be acted upon by one motion affirming the action recommended on the Agenda. There will be no separate discussion on these items prior to voting unless members of the City Council, Staff, or the public request that specific items be removed from the Consent Calendar for separate action. Any member of the public who wishes to discuss a Consent Calendar item should come forward to the microphone and, upon recognition by the Mayor, state their name, address, and the item number.

1. **Approval of Council Minutes**

Approve the January 13, 2026, and January 16, 2026, City Council Meeting Minutes.

2. **Approval of Register of Demands**

Adopt a Resolution approving the Registers of Demands for January 20, 2026, and February 3, 2026.

3. **City of La Palma Second Quarter Cash and Investment Report, Fiscal Year 2025-26, as of December 31, 2025**

It is recommended that the City Council receive and file the Cash and Investment Report for the second quarter of fiscal year 2025-26.

4. **Authorize Funding for Annual Contribution to the North Orange County Service Planning Area**

It is recommended that the City Council appropriate and allocate \$120,222 from its Housing Fund to cover the City's Fiscal Year 2025-26 required contribution to the North Orange County Service Planning Area.

5. **Resolution Approving the Sponsorship for 2026 Cypress College Foundation Americana Awards and Authorizing the Distribution of Tickets to Attend the Event**

Adopt a Resolution approving sponsorship of the 2026 Cypress College Foundation Americana Awards at the Benefactor Sponsor level and authorize the distribution of tickets to attend the event.

PUBLIC HEARINGS

6. **Consideration of Approval for the Construction of a New Building at the California Joint Powers Insurance Authority (CJPIA) Headquarters**

It is recommended that the City Council take the following actions:

1. Open the Public Hearing;
2. Receive Staff Report;
3. Council Comments and Questions;
4. Receive Public Input;
5. Close the Public Hearing;
6. Adopt a Resolution approving Minor Conditional Use Permit 399, Precise Plan Amendment 291, Lot Line Adjustment 25-1, and Master Sign Plan 25-1.

CEQA: Exempt from CEQA under CEQA Guidelines Section 15332, Class 32
In-fill Development

REGULAR ITEMS

None

COUNCIL MEMBER AB1234 REPORTS, REPORTS FROM CITY-AFFILIATED COMMITTEES, AND COUNCIL REMARKS

CITY MANAGER REMARKS

CITY ATTORNEY REMARKS

ADJOURNMENT

NOTE: As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials and other disclosable public records distributed to all or a majority of the members of the City Council in connection with an open session item on the agenda are on file and available for inspection with the Office of the City Clerk, City Hall, 7822 Walker Street, during regular business hours 7:30 A.M. to 6:30 P.M., Monday through Thursday. If such writings are distributed to members of the Council on the day of a City Council meeting, the writings will be available at the entrance to the City Council Chambers. If you have any questions regarding any item of business on the agenda for this meeting, any of the staff reports, or other documentation relating to any agenda item, please contact the City Clerk at (714) 690-3334.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk at (714) 690-3334. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations to ensure accessibility to this meeting.

City of La Palma

Agenda Item No. 1



MEETING DATE: February 3, 2026
TO: City Council
FROM: City Manager
SUBMITTED BY: Norma I. Alley, City Clerk
AGENDA TITLE: Approval of Council Minutes

RECOMMENDED ACTION:

Approve the January 13, 2026, and January 16, 2026, City Council Meeting Minutes.

FISCAL IMPACT:

None.

ATTACHMENTS:

1. Council Minutes 2026-0113
2. Council Minutes 2026-0116

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA CITY COUNCIL
January 13, 2026

CALL TO ORDER

Mayor N. Patel called the Regular Meeting of the La Palma City Council to order at 5:30 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California.

CLOSED SESSION

- CS-1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to paragraph (1) of subdivision (d) of California Government Code Section 54956.9)
Name of Case: David Casey, et al. v. City of Buena Park, et al.
Case No. OCSC 30-2025-01497184-CU-PA-NJC
- CS-2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to paragraph (1) of subdivision (d) of California Government Code Section 54956.9)
Name of Case: David Casey, et al. v. City of Buena Park, et al.
Case No. OCSC 30-2024-01394359-CU-OE-CJC
- CS-3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to paragraph (1) of subdivision (d) of California Government Code Section 54956.9)
Claim Received December 9, 2025, from Hoa Jessie Cao Regarding Vehicle Damage
- CS-4. CONFERENCE WITH REAL PROPERTY NEGOTIATIONS
(Pursuant to Government Code Section 54956.8)
Property: 8415 Meadowlark, La Palma, California 90623
Agency Negotiator: Peter Kim, City Manager
Joseph Cisneros, Deputy City Manager
Negotiating Parties: AT&T
Under Negotiations: Price and/or terms of a lease

Mayor Patel recessed the Open Session and convened the Closed Session at 5:30 p.m.

OPEN SESSION TO BEGIN AT 6:30 P.M.

Mayor N. Patel reconvened in Open Session at 6:30 p.m. and asked for a report out of Closed Session. City Attorney Ajit Thind reported there was no reportable action for any of the items.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Baker led the Pledge of Allegiance.

INVOCATION

Council Member Keo Conklin conducted the Invocation.

ROLL CALL

Council Members Present: Mayor Pro Tem Baker, Council Member Keo Conklin, Mayor N. Patel, Council Member V. Patel, and Council Member Waldman

City Officials Present: Peter Kim, City Manager
Ajit Thind, City Attorney
Joe Cisneros, Deputy City Manager
Jesse Amend, Interim Police Chief
Norma I. Alley, City Clerk

PRESENTATIONS

Presentations were heard out of order of the Agenda.

Mayor N. Patel presented a proclamation recognizing Korean American Day, received by Korean American Federation of Orange County President James Cho.

Council Member Keo Conklin presented a certificate recognizing Radiant Futures, received by Director of Legal Services Dan Sanders.

Mayor N. Patel presented the Business of the Quarter Award to Honey Pharmacy, received by the Owners Dr. Lauren Min, Pharm.D., and Agela Kwon, Pharm.D.

Mayor N. Patel presented certificates to the John F. Kennedy High School Girls Golf, Girls Cross Country, Girls Tennis, and Boys Water Polo Teams for achieving League Championship titles.

Mayor N. Patel and Interim Police Chief Amend presented the Employee of the Year Proclamation to Police Officer Ricardo Gonzalez.

Mayor N. Patel and Interim Police Chief Amend presented the Supervisor of the Year Proclamation to Police Sergeant Justin Braasch.

Deputy City Manager introduced new employees Community Services Supervisor Jason Hong and Recreation Coordinator Colby Deterding.

ORAL COMMUNICATIONS

Mayor N. Patel called for public comment.

Keith Nelson spoke to the City's financials and leadership.

Seeing no further comments, Mayor N. Patel closed public comment.

CONSENT CALENDAR

1. Waived the reading of all Ordinances in their entirety and read by title only.
2. Approved the Minutes of December 9, 2025, City Council Meeting Minutes.
3. Adopted Resolution No. 2026-01 approving the Registers of Demands for December 16, 2025, and January 6, 2026.
4. Approved the placement of Ron and Elfriede Mac Iver in the Community Commemorative Area.
5. Adopted the City of La Palma's 2026 State and Federal Legislative Platform.
6. Received and filed the Annual Comprehensive Financial Report (ACFR) of the City of La Palma for the Fiscal Year ending June 30, 2025.
7. Received and filed the First Quarter Operating Report, Fiscal Year 2025-26.
8. Adopted Resolution No. 2026-02 amending the Memorandum of Understanding for the La Palma General Employees Association and authorized the City Manager, or designee, to sign the Side Letter on behalf of the City.
9. Adopted Resolution No. 2026-03 approving a Side Letter Amendment with the La Palma Police Association regarding hiring bonuses and authorized the City Manager or designee to sign the Side Letter on behalf of the City.
10. Adopted Resolution No. 2026-04 amending salaries for certain part-time positions.
11. Authorized the City Manager to execute an agreement with Gladwell Governmental Services, Inc., (GGS) to provide professional consulting services to update the Citywide Records Management Policy and Schedule for an amount not to exceed \$13,200.
12. Authorized the City Manager to execute a contract amendment with Casc Engineering Inc., for the management of the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit Program and the countywide Fats, Oils, and Grease (FOG) Program for an amount not to exceed \$112,800.

Mayor Pro Tem Baker made a motion to approve Consent Calendar Items. The motion was seconded by Council Member V. Patel and carried on the following vote:

AYES: Mayor Pro Tem Baker, Council Member Keo Conklin, Mayor N. Patel, Council Member V. Patel, and Council Member Waldman
NOES: None

PUBLIC HEARINGS

There were no Public Hearing items for consideration.

REGULAR ITEMS

13. Council Member Request — Discuss Moving La Palma's Annual Tree Lighting Ceremony Date

Deputy City Manager Cisneros provided a brief summary of the staff report. Mayor Pro Tem Baker stated the need to move the date no longer stands and wished to retract the request. By Council consensus, the request to retract was accepted and no further consideration was taken on the matter.

COUNCIL MEMBER AB1234 REPORTS, REPORTS FROM CITY-AFFILIATED COMMITTEES, AND COUNCIL REMARKS

Council Member Waldman wished everyone a Happy New Year and noted there were no other items to report.

Council Member Keo Conklin wished everyone a Happy New Year; reported she attended two new business ribbon cuttings, thanked staff for their work with the ribbon cuttings, congratulated Radiant Futures and expressed appreciation to have the recognition agendaized, congratulated staff on their promotions, congratulated all those that were recognized that evening, thanked her personal staff for their support, and reminded people to show compassion and to be kind to one another.

Council Member V. Patel reported he attended Senator Strickland's Holiday Party, City Employee lunch hosted by the Mayor, Orange County Mosquito and Vector Control Board.

Mayor Pro Tem Baker reported she attended the OC Supervisors Open House; Cypress College Foundation's Americana Kick Off; ACC-OC, League of California Cities (Cal Cities) OC Division, OCBC, and OC Tax's Holiday Mixer; Cal Cities Board of Directors Meeting; Orange County Sanitation District (OC San) Board of Directors Meeting; Cal Cities OC Division Quarterly Meeting; Orange County Mosquito and Vector Control District (OCMVCD) Board of Trustees Meeting; Cal Cities City Leaders Summit Planning Meeting; Cal Cities OC Division Board of Directors Strategic Planning Meeting; Ribbon Cutting Ceremony for Made Coffee; Ribbon Cutting Ceremony for Before n After; Ribbon Cutting Ceremony for Shik Do Rak.

Mayor N. Patel spoke to the Council's role of looking at the big picture and which positions the City Council hires, City Manager's role in hiring staff, and the varied reasons people leave an organization; reported he attended a meeting the Anaheim Union High School District (AUHSD), hosted Magnolia ILC High School students for a visit at City Hall, ACC-OC mixer, Cypress College Foundation Americana kick-off event, Superintendent Matsudu's retirement celebration and presented a proclamation, AUHSD Board Meeting, hosted a City employee lunch, AUHSD meeting with AIMES Program, meeting with Supervisor Nguyen and other cities, and three ribbon cutting ceremonies; and congratulated all those that were recognized that evening.

CITY MANAGER REMARKS

City Manager Kim thanked the City Council and staff for all the accomplishments achieved throughout 2025.

CITY ATTORNEY REMARKS

City Attorney Thind had nothing to report.

ADJOURNMENT

Mayor N. Patel adjourned the Regular Meeting of the La Palma City Council at 7:42 p.m.

Nitesh P. Patel, Mayor

ATTEST:

Norma I. Alley, MMC, City Clerk

MINUTES OF THE SPECIAL MEETING
OF THE LA PALMA CITY COUNCIL
January 16, 2026

CALL TO ORDER

Mayor N. Patel called the Special Meeting of the La Palma City Council to order at 10:30 a.m. in the La Palma Community Center, Fan Palm Room, 7821 Walker Street, La Palma, California.

OPEN SESSION TO BEGIN AT 10:00 AM

Mayor N. Patel convened in Open Session at 10:00 a.m.

PLEDGE OF ALLEGIANCE

Mayor N. Patel led the Pledge of Allegiance.

ROLL CALL

Council Members Present: Mayor Pro Tem Baker, Council Member Keo Conklin (arrived at 10:05 a.m.), Mayor N. Patel, Council Member V. Patel, and Council Member Waldman

City Officials Present: Peter Kim, City Manager
Ajit Thind, City Attorney
Joe Cisneros, Deputy City Manager
Norma I. Alley, City Clerk
Jesse Amend, Interim Police Chief
Alisha Farnell, Assistant to the City Manager
Mike Matsumoto, Financial Consultant

ORAL COMMUNICATIONS

Mayor N. Patel called for public comment. Seeing no one come forward, Mayor N. Patel closed public comment.

REGULAR ITEMS

1. City Council Strategic Planning, Goals and Objectives Setting Session

The City Council conducted a Strategic Planning, Goals and Objectives Setting Session for calendar year 2026.

Staff presented an overview and reviewed the 2025 City Council Goals and Objectives and accomplishments for the 2025 calendar year.

Mayor Patel called a recess at 10:53 a.m. The meeting reconvened at 11:00 a.m.

City Manager Kim presented proposed 2026 City Council Goals and Objectives for City Council's consideration for future adoption. General discussion commenced amongst the City Council and consensus was met directing City Manager Kim to prepare the proposed 2026 Goals and Objectives for consideration and adoption at a future Regular City Council Meeting.

ADJOURNMENT

Mayor N. Patel adjourned the Special Meeting of the La Palma City Council at 11:34 a.m.

Nitesh P. Patel, Mayor

ATTEST:

Norma I. Alley, MMC, City Clerk

City of La Palma

Agenda Item No. 2



MEETING DATE: February 3, 2026
TO: City Council
FROM: City Manager
SUBMITTED BY: Joseph Cisneros, Deputy City Manager
AGENDA TITLE: Approval of Register of Demands

RECOMMENDED ACTION:

Adopt a Resolution approving the Registers of Demands for January 20, 2026, and February 3, 2026.

SUMMARY:

The laws of the State of California governing General Law Cities and the La Palma Municipal Code Sec. 14-30 provide that the City Council shall approve all payments made by the City. A Register of Demands is provided at each City Council Meeting describing each payment made or to be made by the City during the specified period.

FISCAL IMPACT:

Sufficient funds are available to process all payments.

ATTACHMENTS:

1. Resolution
2. Warrant Register 01/20/2026
3. Warrant Register 02/03/2026

RESOLUTION NO. 2026-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA PALMA APPROVING THE REGISTERS OF DEMANDS
FOR JANUARY 20, 2026, AND FEBRUARY 3, 2026**

WHEREAS, the laws of the State of California governing General Law Cities and the La Palma Municipal Code §14-30 provide that the City Council shall approve all payments made by the City; and

WHEREAS, certain financial obligations are due and payable by the City of La Palma, a General Law City, as of January 20, 2026, and February 3, 2026; and

WHEREAS, the laws of the State of California governing General Law Cities and the Municipal Code of La Palma provide that the City Council of a General Law City shall approve all payments by said City from the various established funds of said City; and

WHEREAS, the City Manager and the City Council of the City of La Palma have ascertained that the following lists of obligations as submitted by the City of La Palma are paid or legally due and payable by the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of La Palma hereby approves the attached Registers of Demands dated January 20, 2026, and February 3, 2026, incorporated herein by reference.

APPROVED AND ADOPTED by the City Council of the City of La Palma at a Regular Meeting held on the 3rd day of February 2026.

Nitesh Patel
Mayor

ATTEST:

Norma I. Alley, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF LA PALMA)

I, NORMA I. ALLEY, MMC, City Clerk of the City of La Palma, California, DO
HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of said
City at a regular meeting of said City Council held on the 3rd day of February 2026, and
that it was so adopted by called vote as follows:

AYES:

NOES:

Norma I. Alley, MMC
City Clerk



City of La Palma, CA

Warrant Register
By Vendor Name

Payment Dates 1/7/2026 - 1/20/2026

Approval

Reviewed by:

Joseph Cisneros January 26, 2026

Joseph Cisneros - Deputy City Manager

Peter Kim January 26, 2026

Peter Kim - City Manager

Warrant Register

Payment Dates: 1/7/2026 - 1/20/2026

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 01013 - A S C A P				
01/20/2026	100006748407	A S C A P	2026 MUSIC LICENSE FEE/REC	458.00
Vendor 01013 - A S C A P Total:				458.00
Vendor: 01037 - ADMIRAL PEST CONTROL INC				
01/20/2026	2330079	ADMIRAL PEST CONTROL INC	11/7 PEST CONTROL/WW	123.00
01/20/2026	2334000	ADMIRAL PEST CONTROL INC	12/5 PEST CONTROL/WW	123.00
01/20/2026	2336821	ADMIRAL PEST CONTROL INC	12/22 GOPHER CONTROL/CP	175.00
01/20/2026	2337796	ADMIRAL PEST CONTROL INC	1/2 PEST CONTROL/WW	123.00
01/20/2026	2337797	ADMIRAL PEST CONTROL INC	1/2 PEST CONTROL/CH&PD	194.00
01/20/2026	2337798	ADMIRAL PEST CONTROL INC	1/2 GOPHER CONTROL/CS	179.00
01/20/2026	2337800	ADMIRAL PEST CONTROL INC	1/2 PEST CONTROL/5410 LA PALMA	64.00
01/20/2026	2337803	ADMIRAL PEST CONTROL INC	1/2 PEST CONTROL/CY	205.00
01/20/2026	2337854	ADMIRAL PEST CONTROL INC	1/2 GOPHER CONTROL/CP	175.00
01/20/2026	2338472	ADMIRAL PEST CONTROL INC	1/6 GOPHER CONTROL/CP	175.00
Vendor 01037 - ADMIRAL PEST CONTROL INC Total:				1,536.00
Vendor: 01046 - AFFORDABLE GENERATOR SVCS INC				
01/20/2026	28721	AFFORDABLE GENERATOR SV	1/8 GENERATOR SVC/WW	422.40
Vendor 01046 - AFFORDABLE GENERATOR SVCS INC Total:				422.40
Vendor: 01047 - AFLAC				
01/20/2026	417270	AFLAC	Dec'25 AFLAC/PD	336.40
01/20/2026	596510	AFLAC	JAN'26 Aflac Ins Prem W/H	133.44
Vendor 01047 - AFLAC Total:				469.84
Vendor: 01064 - ALL CITY MANAGEMENT SVC INC				
01/20/2026	105823	ALL CITY MANAGEMENT SVC I	12/7-12/20 CROSSING GUARD SVC/PD	7,388.47
Vendor 01064 - ALL CITY MANAGEMENT SVC INC Total:				7,388.47
Vendor: 01067 - ALLIANT INSURANCE SVCS INC				
01/20/2026	3360848	ALLIANT INSURANCE SVCS IN	OCT-DEC'25 LIABILITY INS/REC	610.00
Vendor 01067 - ALLIANT INSURANCE SVCS INC Total:				610.00
Vendor: 05997 - AMRITA GANGRADE				
01/13/2026	1014642002	AMRITA GANGRADE	12/6 GAZEBO DEPOSIT RFD	100.00
Vendor 05997 - AMRITA GANGRADE Total:				100.00
Vendor: 05526 - ANGEL NHA NGUYEN				
01/20/2026	INV0026168	ANGEL NHA NGUYEN	1/10 Vision CLM	60.00
01/20/2026	INV0026168	ANGEL NHA NGUYEN	1/10 Vision CLM	15.00
Vendor 05526 - ANGEL NHA NGUYEN Total:				75.00
Vendor: 01015 - AT&T				
01/20/2026	24528497	AT&T	12/15#690-3922 RV Parking Permit - BAN 9391033973	37.53
01/20/2026	24551259	AT&T	11/20-12/19 800MHZ OCSD/PD - BAN 9391064973	1,215.24
01/20/2026	24561665	AT&T	12/25#826-6272 TELEMETRY/WTR BAN 9391033974	62.56
01/20/2026	24591101	AT&T	1/1#995-1569 WALKER ST SYNCH - BAN 9391033976	31.88
Vendor 01015 - AT&T Total:				1,347.21
Vendor: 05866 - AUTOZONE STORES LLC				
01/20/2026	5521846205	AUTOZONE STORES LLC	1/12 VEHICLE CLEANING SUPPLIES/WTR	55.36
Vendor 05866 - AUTOZONE STORES LLC Total:				55.36
Vendor: 03604 - CINTAS CORPORATION				
01/20/2026	5310869303	CINTAS CORPORATION	1/2 FIRST AID SUPPLIES/PD	55.33
01/20/2026	5311192902	CINTAS CORPORATION	1/5 First Aid Supplies/CH	73.84
01/20/2026	5312684305	CINTAS CORPORATION	1/13 FIRST AID SUPPLIES/CH	8.19
Vendor 03604 - CINTAS CORPORATION Total:				137.36

Warrant Register

Payment Dates: 1/7/2026 - 1/20/2026

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 01348 - CITY OF CYPRESS				
01/20/2026	13132	CITY OF CYPRESS	JUL-SEP'25 SIGNAL MAINT/P	619.85
01/20/2026	13133	CITY OF CYPRESS	JUL-SEP'25 SIGNAL MAINT/P	537.99
Vendor 01348 - CITY OF CYPRESS Total:				1,157.84
Vendor: 01356 - CITY OF LA PALMA FLEXIBLE				
01/08/2026	INV0026132	CITY OF LA PALMA FLEXIBLE	Flexible Spending Contributions - Medical	264.39
Vendor 01356 - CITY OF LA PALMA FLEXIBLE Total:				264.39
Vendor: 01367 - CITY OF TUSTIN				
01/20/2026	2026	CITY OF TUSTIN	2026 OCHRC DUES/ADM	250.00
Vendor 01367 - CITY OF TUSTIN Total:				250.00
Vendor: 01368 - CIVICPLUS				
01/20/2026	361016	CIVICPLUS	DEC'25 CC MTG CLOSED CAPTIONING/ADM	141.63
Vendor 01368 - CIVICPLUS Total:				141.63
Vendor: 01395 - COUNTY OF ORANGE				
01/20/2026	SH73144	COUNTY OF ORANGE	NOV'25 OCATS/CLETS PHONE SVC/PD	1,104.51
01/20/2026	STCS003725	COUNTY OF ORANGE	3Q FY25/26 800MHZ COST ALLOC	7,929.94
01/20/2026	STCS003725	COUNTY OF ORANGE	3Q FY25/26 800MHZ COST ALLOC	480.60
01/20/2026	STCS003725	COUNTY OF ORANGE	3Q FY25/26 800MHZ COST ALLOC	480.60
01/20/2026	STCS003725	COUNTY OF ORANGE	3Q FY25/26 800MHZ COST ALLOC	480.60
01/20/2026	STCS003725	COUNTY OF ORANGE	3Q FY25/26 800MHZ COST ALLOC	480.60
Vendor 01395 - COUNTY OF ORANGE Total:				10,956.85
Vendor: 04388 - CROSSTOWN ELECTRICAL & DATA INC				
01/20/2026	10011007	CROSSTOWN ELECTRICAL & D	NOV'25 SIGNAL RPR/PW	4,125.80
01/20/2026	15311543	CROSSTOWN ELECTRICAL & D	JUL'25 SIGNAL RPR/PW	1,624.01
01/20/2026	15441551	CROSSTOWN ELECTRICAL & D	AUG'25 SIGNAL RPR/PW	4,311.99
01/20/2026	15521559	CROSSTOWN ELECTRICAL & D	SEP '25 SIGNAL RPR/PW	1,543.13
01/20/2026	15601570	CROSSTOWN ELECTRICAL & D	OCT'25 SIGNAL RPR/PW	8,810.78
01/20/2026	545625012	CROSSTOWN ELECTRICAL & D	DEC '25 SIGNAL MAINT/PW	1,270.50
Vendor 04388 - CROSSTOWN ELECTRICAL & DATA INC Total:				21,686.21
Vendor: 01472 - DEPT OF JUSTICE				
01/20/2026	14714	DEPT OF JUSTICE	Dec'25 Fingerprint/(1)PD PT	32.00
01/20/2026	14714	DEPT OF JUSTICE	Dec 25 Fingerprint/(2)CS PT	64.00
01/20/2026	14714	DEPT OF JUSTICE	Dec'25 Fingerprint/(2)PD FT	98.00
Vendor 01472 - DEPT OF JUSTICE Total:				194.00
Vendor: 04387 - DOG WASTE DEPOT				
01/20/2026	796451	DOG WASTE DEPOT	1/1 (4)CASES DOG WASTE BAGS/PW	173.96
Vendor 04387 - DOG WASTE DEPOT Total:				173.96
Vendor: 05272 - FLEETCOR TECHNOLOGIES INC - VP RACING				
01/07/2026	NP69657959	FLEETCOR TECHNOLOGIES INC	12/15 GASOLINE/PD	2,669.30
01/07/2026	NP69657959	FLEETCOR TECHNOLOGIES INC	12/15 GASOLINE/PW	341.66
01/07/2026	NP69657959	FLEETCOR TECHNOLOGIES INC	12/15 VOLUME DISCOUNT	-19.64
Vendor 05272 - FLEETCOR TECHNOLOGIES INC - VP RACING Total:				2,991.32
Vendor: 01627 - FORENSIC NURSE SPECIALISTS INC				
01/20/2026	6498	FORENSIC NURSE SPECIALISTS	12/18 SART VICTIM EXAM/#25-15101	1,700.00
Vendor 01627 - FORENSIC NURSE SPECIALISTS INC Total:				1,700.00
Vendor: 01631 - FRANCHISE TAX BOARD				
01/08/2026	INV0026154	FRANCHISE TAX BOARD	State Tax Withholding	12,517.20

Warrant Register				Payment Dates: 1/7/2026 - 1/20/2026
Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
01/08/2026	INV0026159	FRANCHISE TAX BOARD	State Tax Withholding	7.90
Vendor 01631 - FRANCHISE TAX BOARD Total:				12,525.10
Vendor: 01632 - FRANCISCA MONROY				
01/20/2026	1014618.002	FRANCISCA MONROY	12/20 GAZEBO DEP RFD	100.00
Vendor 01632 - FRANCISCA MONROY Total:				100.00
Vendor: 01679 - GOVERNMENTAL FINANCIAL SVCS				
01/20/2026	INV0026123	GOVERNMENTAL FINANCIAL S	DEC'25 ACCOUNTING SVCS/ADM	3,130.87
01/20/2026	INV0026123	GOVERNMENTAL FINANCIAL S	DEC'25 ACCOUNTING SVCS/FI	1,992.38
01/20/2026	INV0026123	GOVERNMENTAL FINANCIAL S	DEC'25 ACCOUNTING SVCS/FI	1,155.00
01/20/2026	INV0026123	GOVERNMENTAL FINANCIAL S	DEC'25 ACCOUNTING SVCS/WTR	569.25
Vendor 01679 - GOVERNMENTAL FINANCIAL SVCS Total:				6,847.50
Vendor: 04597 - GREENTECH LANDSCAPE INC				
01/20/2026	63489	GREENTECH LANDSCAPE INC	DEC'25 MOWING, VINE TRIM & MEDIAN MAINT	5,016.66
01/20/2026	63489	GREENTECH LANDSCAPE INC	DEC'25 MOWING, VINE TRIM & MEDIAN MAINT	1,600.00
01/20/2026	63489	GREENTECH LANDSCAPE INC	DEC'25 MOWING, VINE TRIM & MEDIAN MAINT	39.58
01/20/2026	63489	GREENTECH LANDSCAPE INC	DEC'25 MOWING, VINE TRIM & MEDIAN MAINT	3,260.42
Vendor 04597 - GREENTECH LANDSCAPE INC Total:				9,916.66
Vendor: 05303 - HEALTH AND HUMAN RESOURCES CENTER INC				
01/20/2026	E0360851	HEALTH AND HUMAN RESOU	Feb'26 EAP	129.60
Vendor 05303 - HEALTH AND HUMAN RESOURCES CENTER INC Total:				129.60
Vendor: 01727 - HINDERLITER DE LLAMAS & ASSOC				
01/20/2026	SIN057319	HINDERLITER DE LLAMAS & A	Q2 OCT-DEC'25 TRANS & USE TAX	300.00
Vendor 01727 - HINDERLITER DE LLAMAS & ASSOC Total:				300.00
Vendor: 02642 - HOME DEPOT				
01/20/2026	5632438	HOME DEPOT	12/2 SUPPLIES/WTR	38.76
01/20/2026	9243121	HOME DEPOT	12/18 SUPPLIES/WTR	116.13
Vendor 02642 - HOME DEPOT Total:				154.89
Vendor: 01764 - INTERNAL REVENUE SERVICE				
01/08/2026	INV0026153	INTERNAL REVENUE SERVICE	Federal Tax Withholding	29,741.90
01/08/2026	INV0026155	INTERNAL REVENUE SERVICE	Medicare	7,354.72
01/08/2026	INV0026158	INTERNAL REVENUE SERVICE	Federal Tax Withholding	18.52
Vendor 01764 - INTERNAL REVENUE SERVICE Total:				37,115.14
Vendor: 01775 - IRON MOUNTAIN				
01/20/2026	KYTN571	IRON MOUNTAIN	JAN'25 Records Storage	300.17
Vendor 01775 - IRON MOUNTAIN Total:				300.17
Vendor: 05140 - JACOB GREEN & ASSOCIATES INC				
01/20/2026	3106	JACOB GREEN & ASSOCIATES I	8/19 Executive Coaching Svcs/DCM	250.00
01/20/2026	3165	JACOB GREEN & ASSOCIATES I	10/13 Executive Coaching Svcs/REC SUPV	250.00
Vendor 05140 - JACOB GREEN & ASSOCIATES INC Total:				500.00
Vendor: 04811 - JASMINE HENRY				
01/20/2026	1014649.002	JASMINE HENRY	12/19 GAZEBO DEP RFD	100.00
Vendor 04811 - JASMINE HENRY Total:				100.00
Vendor: 01975 - L P G E A				
01/08/2026	INV0026133	L P G E A	LPGEA Dues Withheld	275.00
Vendor 01975 - L P G E A Total:				275.00
Vendor: 01984 - LA PALMA INTERCOMMUNITY HOSPITAL				
01/20/2026	INV0026049	LA PALMA INTERCOMMUNITY	NOV '25 MEALS ON WHEELS	635.00
Vendor 01984 - LA PALMA INTERCOMMUNITY HOSPITAL Total:				635.00

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Vendor: 01988 - LA PALMA POLICE ASSN					
01/08/2026	INV0026134	LA PALMA POLICE ASSN	LPPA Dues Withheld		1,444.59
				Vendor 01988 - LA PALMA POLICE ASSN Total:	1,444.59
Vendor: 02003 - LEAGUE OF CA CITIES					
01/20/2026	INV45318F7X1W6	LEAGUE OF CA CITIES	2026 LEAGUE DUES		8,237.00
				Vendor 02003 - LEAGUE OF CA CITIES Total:	8,237.00
Vendor: 05994 - LEXIPOL, LLC					
01/20/2026	INVPM11260647	LEXIPOL, LLC	10/15/25-9/30/26 LEFTA SOFTWARE SUBSCRIPTION/PD		4,807.78
				Vendor 05994 - LEXIPOL, LLC Total:	4,807.78
Vendor: 04657 - LISA AMSELL					
01/20/2026	13336	LISA AMSELL	12/6-12/20 MARTIAL ARTS		32.50
				Vendor 04657 - LISA AMSELL Total:	32.50
Vendor: 01976 - LPPEA					
01/08/2026	INV0026135	LPPEA	LPPEA Dues Withheld		90.00
				Vendor 01976 - LPPEA Total:	90.00
Vendor: 05072 - MASTERLUBE CYPRESS					
01/20/2026	3059	MASTERLUBE CYPRESS	12/22 OIL CHANGE/#752		113.44
01/20/2026	3061	MASTERLUBE CYPRESS	12/22 OIL CHANGE/#741		60.32
				Vendor 05072 - MASTERLUBE CYPRESS Total:	173.76
Vendor: 01752 - MISSION SQUARE - PLAN 302549					
01/08/2026	INV0026142	MISSION SQUARE - PLAN 302	Deferred Comp		1,492.30
01/08/2026	INV0026143	MISSION SQUARE - PLAN 302	Deferred Comp		705.00
01/08/2026	INV0026144	MISSION SQUARE - PLAN 302	Deferred Comp		4,357.94
				Vendor 01752 - MISSION SQUARE - PLAN 302549 Total:	6,555.24
Vendor: 03268 - MOTOROLA SOLUTIONS INC					
01/20/2026	8230481393	MOTOROLA SOLUTIONS INC	9/1/24-8/31/25 GIS MAINTENCE/PD		15,869.06
				Vendor 03268 - MOTOROLA SOLUTIONS INC Total:	15,869.06
Vendor: 02218 - NATIONAL EMBLEM INC					
01/20/2026	14004152	NATIONAL EMBLEM INC	(950)PATCHES/PD		3,135.60
				Vendor 02218 - NATIONAL EMBLEM INC Total:	3,135.60
Vendor: 04293 - NATIONAL EMERGENCY NUMBER ASSOCIATION					
01/20/2026	300088165	NATIONAL EMERGENCY NUM	2026 NENA DUES/PD CPT		152.00
				Vendor 04293 - NATIONAL EMERGENCY NUMBER ASSOCIATION Total:	152.00
Vendor: 02248 - OCCUPATIONAL HEALTH CENTERS OF CA					
01/20/2026	89316991	OCCUPATIONAL HEALTH CENT	12/18 ANNUAL DOT PHYS/(1) PW		85.00
01/20/2026	89316991	OCCUPATIONAL HEALTH CENT	12/23 EMPL PHYS/(1)PD PT		703.00
01/20/2026	89316991	OCCUPATIONAL HEALTH CENT	12/13 EMPL PHYS/(1)PD FT		703.00
				Vendor 02248 - OCCUPATIONAL HEALTH CENTERS OF CA Total:	1,491.00
Vendor: 02270 - ORANGE COUNTY WATER DISTRICT					
01/20/2026	INV0026127	ORANGE COUNTY WATER DIS	JUL-DEC'25 WTR PRODUCTION/WW		239,322.60
01/20/2026	INV0026128	ORANGE COUNTY WATER DIS	JUL-DEC'25 WTR PRODUCTION/CY		370,288.80
				Vendor 02270 - ORANGE COUNTY WATER DISTRICT Total:	609,611.40
Vendor: 02290 - PACIFIC TELEMAGEMENT SVCS					
01/20/2026	2149124	PACIFIC TELEMAGEMENT S	1/1#739-9846 PAYPHONE/PD		78.00
				Vendor 02290 - PACIFIC TELEMAGEMENT SVCS Total:	78.00
Vendor: 02279 - PERS RETIREMENT					
01/08/2026	INV0026136	PERS RETIREMENT	CalPERS Employee Contribution		1,749.78
01/08/2026	INV0026137	PERS RETIREMENT	CalPERS Employer Contributio		3,519.24
01/08/2026	INV0026138	PERS RETIREMENT	CalPERS Employee Contribution		1,946.46
01/08/2026	INV0026139	PERS RETIREMENT	CalPERS Employer Contributio		2,833.47

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01/08/2026	INV0026140	PERS RETIREMENT	CalPERS Employee Contribution	4,165.56
01/08/2026	INV0026141	PERS RETIREMENT	CalPERS Employer Contributio	4,278.42
01/08/2026	INV0026146	PERS RETIREMENT	CalPERS Employee Contribution	1,049.02
01/08/2026	INV0026147	PERS RETIREMENT	CalPERS Employer Contributio	3,420.97
01/08/2026	INV0026148	PERS RETIREMENT	CalPERS Employee Contribution	456.87
01/08/2026	INV0026149	PERS RETIREMENT	CalPERS Employer Contributio	1,182.64
01/08/2026	INV0026150	PERS RETIREMENT	CalPERS Employee Contribution	9,789.46
01/08/2026	INV0026151	PERS RETIREMENT	CalPERS Employer Contributio	9,922.76
01/08/2026	INV0026152	PERS RETIREMENT	Employee Survivor Contribution Amount	45.57
01/08/2026	CM0000272	PERS RETIREMENT	CalPERS Employee Contribution	-77.18
01/08/2026	CM0000273	PERS RETIREMENT	CalPERS Employer Contributio	-78.24
Vendor 02279 - PERS RETIREMENT Total:				44,204.80
Vendor: 04371 - QUADIENT LEASING USA INC				
01/20/2026	Q2157988	QUADIENT LEASING USA INC	60 MAIL EQUIPMNT - FY25/26 3RD QTR	1,155.42
Vendor 04371 - QUADIENT LEASING USA INC Total:				1,155.42
Vendor: 04831 - RAY HIDALGO				
01/20/2026	1014483.002	RAY HIDALGO	10/15-12/28 COMM CTR DEPOSIT RFDS	800.00
Vendor 04831 - RAY HIDALGO Total:				800.00
Vendor: 05671 - RICHARD MIEIR				
01/20/2026	13331	RICHARD MIEIR	12/4-12/18 TAI CHI	128.70
Vendor 05671 - RICHARD MIEIR Total:				128.70
Vendor: 05732 - RING CENTRAL INC				
01/20/2026	CD_001322118	RING CENTRAL INC	CITYWIDE PHONE SYSTEM & SUPPORT - JAN'26	2,184.45
Vendor 05732 - RING CENTRAL INC Total:				2,184.45
Vendor: 02455 - S E S A C				
01/20/2026	10875374	S E S A C	2026 MUSIC LICENSE/CONCERTS	641.00
Vendor 02455 - S E S A C Total:				641.00
Vendor: 05906 - SAROM HAN				
01/20/2026	1014628.002	SAROM HAN	12/20 COMM CTR DEP RFD	300.00
Vendor 05906 - SAROM HAN Total:				300.00
Vendor: 02535 - SMART & FINAL				
01/20/2026	1280402	SMART & FINAL	12/23 SUPPLIES/REC	22.96
01/20/2026	176401	SMART & FINAL	12/22 KITCHEN SUPPLIES/PD	169.46
01/20/2026	203501	SMART & FINAL	12/16 MTG SUPPLIES/PW	145.54
01/20/2026	206401	SMART & FINAL	12/23 KITCHEN SUPPLIES/PD	39.59
Vendor 02535 - SMART & FINAL Total:				377.55
Vendor: 02703 - SPOK				
01/20/2026	K7888466M	SPOK	JAN '26 PAGER SVC/MAINT	27.66
01/20/2026	K7888466M	SPOK	JAN '26 PAGER SVC/WTR	27.67
Vendor 02703 - SPOK Total:				55.33
Vendor: 02568 - STAPLES BUSINESS ADVANTAGE				
01/20/2026	6050631916	STAPLES BUSINESS ADVANTAG	12/16 OFFICE SUPPLIES/REC	111.10
01/20/2026	6050923269	STAPLES BUSINESS ADVANTAG	12/20 OFFICE SUPPLIES/PD	86.13
Vendor 02568 - STAPLES BUSINESS ADVANTAGE Total:				197.23
Vendor: 01620 - STEVE A. FILARSKY ATTORNEY AT LAW				
01/20/2026	INV0026160	STEVE A. FILARSKY ATTORNEY	11/24-12/23 Labor Atty Svcs	3,492.00
Vendor 01620 - STEVE A. FILARSKY ATTORNEY AT LAW Total:				3,492.00

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Vendor: 02590 - SUN BADGE COMPANY				
01/20/2026	426003	SUN BADGE COMPANY	RPR BADGE/PD	189.35
Vendor 02590 - SUN BADGE COMPANY Total:				189.35
Vendor: 02654 - THE STANDARD				
01/20/2026	121525	THE STANDARD	Dec '25 LIFE INS PREM/ALL EMPS	826.49
01/20/2026	121525	THE STANDARD	Dec '25 LTD INS PREM/MISC EMPS	951.14
Vendor 02654 - THE STANDARD Total:				1,777.63
Vendor: 02655 - THE WORKSHOP				
01/20/2026	75240	THE WORKSHOP	(500)BUSINESS CARDS/REC SUPV	92.00
Vendor 02655 - THE WORKSHOP Total:				92.00
Vendor: 04630 - T-MOBILE USA INC				
01/20/2026	INV0026113	T-MOBILE USA INC	11/16-12/15 INTERNET TABLET/CEO	21.81
01/20/2026	INV0026129	T-MOBILE USA INC	11/21-12/20 UAS DATA PLAN/PD - Acct. 971557340	33.00
Vendor 04630 - T-MOBILE USA INC Total:				54.81
Vendor: 05525 - TOWNSEND PUBLIC AFFAIRS INC				
01/20/2026	24661	TOWNSEND PUBLIC AFFAIRS I	JAN'26 GRANT WRITING&FUNDING ADVOCACY SVCS	2,200.00
01/20/2026	24661	TOWNSEND PUBLIC AFFAIRS I	JAN'26 GRANT WRITING&FUNDING ADVOCACY SVCS	1,925.00
01/20/2026	24661	TOWNSEND PUBLIC AFFAIRS I	JAN'26 GRANT WRITING&FUNDING ADVOCACY SVCS	1,375.00
Vendor 05525 - TOWNSEND PUBLIC AFFAIRS INC Total:				5,500.00
Vendor: 05847 - TRACY SWEATMON				
01/20/2026	INV0026167	TRACY SWEATMON	9/19 SUPPLIES/FON	54.66
01/20/2026	INV0026167	TRACY SWEATMON	7/6-10/15 SUPPLIES/TT	1,740.63
Vendor 05847 - TRACY SWEATMON Total:				1,795.29
Vendor: 02706 - U S BANK INSTITUTIONAL TRUST-WESTERN REGION				
01/08/2026	INV0026145	U S BANK INSTITUTIONAL TRU	PARS Part Time Retirement Contributions	373.26
Vendor 02706 - U S BANK INSTITUTIONAL TRUST-WESTERN REGION Total:				373.26
Vendor: 02702 - USA BLUE BOOK				
01/20/2026	INV00914635	USA BLUE BOOK	12/18 Hach Pocket Pro Tester/WTR	452.43
Vendor 02702 - USA BLUE BOOK Total:				452.43
Vendor: 02742 - VERIZON WIRELESS				
01/20/2026	6130734478	VERIZON WIRELESS	12/11-1/10 DATA ACCESS/ENG TECH	45.01
01/20/2026	6131220452	VERIZON WIRELESS	12/16 CELL PHONES/REC	54.11
01/20/2026	6131220452	VERIZON WIRELESS	11/17-12/16 MACHINE TO MACHINE	150.21
Vendor 02742 - VERIZON WIRELESS Total:				249.33
Vendor: 05820 - Waxie's Enterprises, LLC, a Brady PLUS Company				
01/20/2026	83546462	Waxie's Enterprises, LLC, a Bra	10/2 JANITORIAL SUPPLIES/P	432.11
01/20/2026	83701934	Waxie's Enterprises, LLC, a Bra	12/22 JANITORIAL SUPPLIES/PW	1,460.37
Vendor 05820 - Waxie's Enterprises, LLC, a Brady PLUS Company Total:				1,892.48
Vendor: 04196 - WECK LABORATORIES INC				
01/20/2026	W5L1753	WECK LABORATORIES INC	8/11 WATER SAMPLES/CY	200.00
01/20/2026	W5L1754	WECK LABORATORIES INC	8/18 WATER SAMPLES/CY	200.00
01/20/2026	W5L1758	WECK LABORATORIES INC	8/25 WATER SAMPLES/CY	200.00
01/20/2026	W5L1759	WECK LABORATORIES INC	9/2 WATER SAMPLES/CY	200.00

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01/20/2026	W5L1760	WECK LABORATORIES INC	9/8 WATER SAMPLES/CY	200.00
01/20/2026	W5L1761	WECK LABORATORIES INC	9/15 WATER SAMPLE	200.00
01/20/2026	W5L1762	WECK LABORATORIES INC	9/22 WATER SAMPLE/CY	200.00
01/20/2026	W5L1764	WECK LABORATORIES INC	10/13 WATER SAMPLE/CY	200.00
01/20/2026	W5L1765	WECK LABORATORIES INC	10/20 WATER SAMPLE/CY	200.00
01/20/2026	W5L1766	WECK LABORATORIES INC	10/27 WATER SAMPLE/CY	200.00
01/20/2026	W5L1768	WECK LABORATORIES INC	11/3 WATER SAMPLE/CY	200.00
01/20/2026	W5L1769	WECK LABORATORIES INC	11/10 WATER SAMPLE/CY	200.00
01/20/2026	W5L1770	WECK LABORATORIES INC	11/19 WATER SAMPLE/CY	200.00
01/20/2026	W5L1771	WECK LABORATORIES INC	11/24 WATER SAMPLE/CY	200.00
01/20/2026	W5L1772	WECK LABORATORIES INC	12/1 WATER SAMPLES/CY	200.00
01/20/2026	W5L1773	WECK LABORATORIES INC	12/8 WATER SAMPLES/CY	200.00
01/20/2026	W5L1774	WECK LABORATORIES INC	12/15 WATER SAMPLES/CY	200.00
Vendor 04196 - WECK LABORATORIES INC Total:				3,400.00
Vendor: 02763 - WEST COAST ARBORISTS INC				
01/20/2026	237860	WEST COAST ARBORISTS INC	12/15 TREE RMVL & PRUNING/CP	2,962.80
Vendor 02763 - WEST COAST ARBORISTS INC Total:				2,962.80
Vendor: 03987 - WEX HEALTH INC				
01/20/2026	2290599IN	WEX HEALTH INC	Dec'25 Flex Adm Svc	50.00
Vendor 03987 - WEX HEALTH INC Total:				50.00
Vendor: 05733 - ZONES IT SOLUTIONS INC				
01/20/2026	W11000790101	ZONES IT SOLUTIONS INC	11/26 Office 365 Subscription & Services	19,369.10
01/20/2026	W11001040101	ZONES IT SOLUTIONS INC	11/26 Office 365 Subscription & Services	621.15
Vendor 05733 - ZONES IT SOLUTIONS INC Total:				19,990.25
Grand Total:				865,008.94



City of La Palma, CA

Warrant Register
By Vendor Name

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Approval

Reviewed by

DocuSigned by:

Joseph Cisneros

January 29, 2026

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Joseph Cisneros - Deputy City Manager

Peter Kim

January 29, 2026

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Peter Kim - City Manager

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Payment Date	Payable Number	Vendor Name	Description (Item)	Amount	
Vendor: 01037 - ADMIRAL PEST CONTROL INC					
02/03/2026	2339796	ADMIRAL PEST CONTROL INC	1/14 GOPHER CONTROL/CP		175.00
				Vendor 01037 - ADMIRAL PEST CONTROL INC Total:	175.00
Vendor: 01042 - AETNA US HEALTHCARE					
02/03/2026	J2891100	AETNA US HEALTHCARE	Feb'26 Dental Premium		4,598.10
				Vendor 01042 - AETNA US HEALTHCARE Total:	4,598.10
Vendor: 01047 - AFLAC					
02/03/2026	76717	AFLAC	Jan'26 AFLAC/PD		336.40
				Vendor 01047 - AFLAC Total:	336.40
Vendor: 04248 - ALL PRO JETTING & PLUMBING					
02/03/2026	INV2833	ALL PRO JETTING & PLUMBIN	1/6 RESTROOM RPR/CP		370.00
				Vendor 04248 - ALL PRO JETTING & PLUMBING Total:	370.00
Vendor: 03530 - AMERICAN TIRE DEPOT - BIG BRAND TIRE AND SERVICE					
02/03/2026	11148252339	AMERICAN TIRE DEPOT - BIG	1/19 REPL TIRE/#741		303.35
02/03/2026	11148254420	AMERICAN TIRE DEPOT - BIG	1/19 REPL TIRE/#753		360.92
				Vendor 03530 - AMERICAN TIRE DEPOT - BIG BRAND TIRE AND SERVICE Total:	664.27
Vendor: 01088 - AMERICAN WATER WORKS ASSN					
02/03/2026	SO278300	AMERICAN WATER WORKS AS	4'26-3'27 AWWA UTILITY DUES/PW		539.00
				Vendor 01088 - AMERICAN WATER WORKS ASSN Total:	539.00
Vendor: 04183 - ANNE WONG					
02/03/2026	1014589.002	ANNE WONG	1/10 COMM CTR DEP RFD		350.00
				Vendor 04183 - ANNE WONG Total:	350.00
Vendor: 05866 - AUTOZONE STORES LLC					
02/03/2026	5521823407	AUTOZONE STORES LLC	12/18 WIPER BLADES/LP-10 & LP-49		84.00
				Vendor 05866 - AUTOZONE STORES LLC Total:	84.00
Vendor: 01208 - BLUE RIBBON TROPHY CO					
02/03/2026	B3024	BLUE RIBBON TROPHY CO	City Tile Plates/CS		71.70
				Vendor 01208 - BLUE RIBBON TROPHY CO Total:	71.70
Vendor: 01241 - BUENA PARK POSTMASTER					
01/26/2026	INV0026259	BUENA PARK POSTMASTER	BULK MAIL PERMIT #49/REC		10,000.00
				Vendor 01241 - BUENA PARK POSTMASTER Total:	10,000.00
Vendor: 04615 - CA AUTO AND BRAKE INC					
02/03/2026	38453	CA AUTO AND BRAKE INC	12/18 SMOG/LP-32		61.75
02/03/2026	38456	CA AUTO AND BRAKE INC	12/18 SMOG/LP-33		61.75
02/03/2026	38457	CA AUTO AND BRAKE INC	12/18 SMOG/LP-49		61.75
02/03/2026	38459	CA AUTO AND BRAKE INC	12/18 SMOG/LP-10		61.75
02/03/2026	38560	CA AUTO AND BRAKE INC	1/6 SMOG/LP-57		110.69
				Vendor 04615 - CA AUTO AND BRAKE INC Total:	357.69
Vendor: 01252 - CFP INC					
02/03/2026	3111	CFP INC	(4)DEC'25 BLOOD TESTS/PD		607.72
				Vendor 01252 - CFP INC Total:	607.72
Vendor: 03604 - CINTAS CORPORATION					
02/03/2026	4253563726	CINTAS CORPORATION	12/18 UNIFORM SVC/PW		59.82
02/03/2026	4253563726	CINTAS CORPORATION	12/18 UNIFORM SVC/PW		59.82
02/03/2026	4253563726	CINTAS CORPORATION	12/18 UNIFORM SVC/PW		84.52
02/03/2026	5312684304	CINTAS CORPORATION	1/13 FIRST AID SUPPLIES/REC		61.95
				Vendor 03604 - CINTAS CORPORATION Total:	266.11
Vendor: 03283 - CITY NATIONAL BANK					
01/22/2026	INV0026210	CITY NATIONAL BANK	1/26 MWDOC WATER FORUM/CCMBR		160.00
01/22/2026	INV0026210	CITY NATIONAL BANK	12/09 MTG SUPPLIES/GG		138.51
01/22/2026	INV0026210	CITY NATIONAL BANK	12/09 MTG SUPPLIES/GG		26.57
01/22/2026	INV0026210	CITY NATIONAL BANK	1/20-23 MYR&COUNCIL ACADEMY FLIGHT/CCMBR		268.97

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Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
01/22/2026	INV0026216	CITY NATIONAL BANK	12/4 SUPPLIES/EMPL RECOG	104.01
01/22/2026	INV0026216	CITY NATIONAL BANK	12/16 RET'D OFFICE SUPPLIES/PD	-31.53
01/22/2026	INV0026216	CITY NATIONAL BANK	12/18 EVIDENCE SUPPLIES/PD	32.60
01/22/2026	INV0026253	CITY NATIONAL BANK	Dec'25 OC REG SUBSCRIP/DC	12.00
01/22/2026	INV0026253	CITY NATIONAL BANK	12/18 ICMA DUES/DCM	978.00
01/22/2026	INV0026253	CITY NATIONAL BANK	12/11 OC Court Docs	15.00
01/22/2026	INV0026253	CITY NATIONAL BANK	6/28-7/1 GFOA CONF/AS	600.00
01/22/2026	INV0026253	CITY NATIONAL BANK	2/24-27 CSMFO CONF/AS	625.00
01/22/2026	INV0026253	CITY NATIONAL BANK	2025 CSMFO DUES/AS	155.00
01/22/2026	INV0026253	CITY NATIONAL BANK	12/4 LUNCH MTG/EMPL RECOG	233.62
01/22/2026	INV0026253	CITY NATIONAL BANK	12/18 GFOA DUES/HR	500.00
01/22/2026	INV0026253	CITY NATIONAL BANK	2025 EMPL RECOG AWARDS	433.16
01/22/2026	INV0026253	CITY NATIONAL BANK	12/24 APPLE MOBILE DEVICE MGMT PLAN/PD	74.75
01/22/2026	INV0026253	CITY NATIONAL BANK	1/1 CANVA SUBSCRIP/CS	108.45
01/22/2026	INV0026253	CITY NATIONAL BANK	12/18 MTG SUPPLIES/CS	307.58
01/22/2026	INV0026253	CITY NATIONAL BANK	12/16 PTE SCHEDULE SOFTWARE/CS	460.00
01/22/2026	INV0026253	CITY NATIONAL BANK	12/3 EVENT SUPPLIES/REC	43.13
01/22/2026	INV0026253	CITY NATIONAL BANK	12/9 EVENT SUPPLIES/REC	34.80
01/27/2026	INV0026283	CITY NATIONAL BANK	12/16 TRNG LUNCH/CS	113.38
01/27/2026	INV0026283	CITY NATIONAL BANK	12/11 TRNG LUNCH/CS	200.46
01/27/2026	INV0026283	CITY NATIONAL BANK	12/22 TRNG BRKFST/CS	73.68
01/27/2026	INV0026283	CITY NATIONAL BANK	12/9 DOOR PARTS/CP	67.90
01/27/2026	INV0026283	CITY NATIONAL BANK	12/18 WTR TREAT GRADE 3 PREP/(1)WTR	299.99
01/27/2026	INV0026283	CITY NATIONAL BANK	12/5 WTR TREAT GRADE 2 PREP/(1)WTR	229.99
01/27/2026	INV0026283	CITY NATIONAL BANK	12/24 IPAD TRUCK MOUNT\LP-57	417.77
01/27/2026	INV0026283	CITY NATIONAL BANK	JAN'26 KORE TELEMATICS SVC/WW	514.25
Vendor 03283 - CITY NATIONAL BANK Total:				7,197.04
Vendor: 01356 - CITY OF LA PALMA FLEXIBLE				
01/22/2026	INV0026223	CITY OF LA PALMA FLEXIBLE	Flexible Spending Contributions - Medical	264.39
Vendor 01356 - CITY OF LA PALMA FLEXIBLE Total:				264.39
Vendor: 01368 - CIVICPLUS				
02/03/2026	359155	CIVICPLUS	FY26/27 CIVIC CLERK FEE/GG	17,749.15
Vendor 01368 - CIVICPLUS Total:				17,749.15
Vendor: 05706 - COLANTUONO HIGHSMITH & WHATLEY PC				
02/03/2026	68798	COLANTUONO HIGHSMITH &	DEC'25 RETAINER	9,246.00
02/03/2026	68798	COLANTUONO HIGHSMITH &	DEC'25 DISBURSEMENTS	68.32
02/03/2026	68799	COLANTUONO HIGHSMITH &	12/3-31 ATTY SVCS/PRA REQUESTS	1,986.60
02/03/2026	68800	COLANTUONO HIGHSMITH &	12/9-15 ATTY SVCS/TELECOMM	1,143.90
02/03/2026	68801	COLANTUONO HIGHSMITH &	12/1-31 ATTY SVCS/LITIGATIO	1,506.60
02/03/2026	68802	COLANTUONO HIGHSMITH &	12/1-18 ATTY SVCS/PW & UTILITIES	641.70
02/03/2026	68803	COLANTUONO HIGHSMITH &	12/1-9 ATTY SVCS/PERSONNEL MATTERS	111.60
02/03/2026	68804	COLANTUONO HIGHSMITH &	12/9-22 ATTY SVCS/PERSONNEL MATTER	2,574.90
Vendor 05706 - COLANTUONO HIGHSMITH & WHATLEY PC Total:				17,279.62
Vendor: 04325 - CONVERGINT TECHNOLOGIES LLC				
02/03/2026	IN00425548	CONVERGINT TECHNOLOGIES	12/23 Security System Maint/CH&CC	1,868.00
Vendor 04325 - CONVERGINT TECHNOLOGIES LLC Total:				1,868.00

Warrant Register				Payment Dates: 1/21/2026 - 2/3/2026
Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 01395 - COUNTY OF ORANGE				
02/03/2026	SH73240	COUNTY OF ORANGE	DEC'25 OCATS/CLETS PHONE SVC/PD	1,104.51
02/03/2026	SH73279	COUNTY OF ORANGE	DEC'25 AFIS FEE/PD	452.00
Vendor 01395 - COUNTY OF ORANGE Total:				1,556.51
Vendor: 01429 - D F M ASSOCIATES				
02/03/2026	INV0026251	D F M ASSOCIATES	2026 CA ELECTION CODE/GG	171.52
Vendor 01429 - D F M ASSOCIATES Total:				171.52
Vendor: 01512 - DOOLEY ENTERPRISES INC				
02/03/2026	71204	DOOLEY ENTERPRISES INC	1/15 AMMUNITION/PD	3,717.38
Vendor 01512 - DOOLEY ENTERPRISES INC Total:				3,717.38
Vendor: 04787 - ENTERPRISE FM TRUST				
02/03/2026	FBN5539326	ENTERPRISE FM TRUST	JAN'26 LEASE PMT/LP-56	814.62
02/03/2026	FBN5539326	ENTERPRISE FM TRUST	JAN'26 MAINT MGMT/PW&WTR	54.00
02/03/2026	FBN5539326	ENTERPRISE FM TRUST	JAN'26 LEASE PMT/LP-60	658.26
02/03/2026	FBN5539326	ENTERPRISE FM TRUST	JAN'26 LEASE PMT/LP-57	672.79
02/03/2026	FBN5539326	ENTERPRISE FM TRUST	JAN'26 LEASE PMT/LP-58	679.38
02/03/2026	FBN5539326	ENTERPRISE FM TRUST	JAN'26 LEASE PMT/LP-62	1,220.47
02/03/2026	FBN5539326	ENTERPRISE FM TRUST	JAN'26 LEASE PMT/LP-63	1,375.74
02/03/2026	FBN5539326	ENTERPRISE FM TRUST	JAN'26 LEASE PMT/LP-64	1,431.25
02/03/2026	FBN5539326	ENTERPRISE FM TRUST	JAN'26 LEASE PMT/LP-61	1,226.70
Vendor 04787 - ENTERPRISE FM TRUST Total:				8,133.21
Vendor: 05860 - EVENT NEWS ENTERPRISE				
02/03/2026	INV0026248	EVENT NEWS ENTERPRISE	FY'25/'26 Subscription/Clerk/Notice Verifications	149.00
Vendor 05860 - EVENT NEWS ENTERPRISE Total:				149.00
Vendor: 01615 - FERGUSON WATERWORKS				
02/03/2026	65374	FERGUSON WATERWORKS	1/15 (300)MTR MIU INSTALL KITS/WTR	2,619.22
Vendor 01615 - FERGUSON WATERWORKS Total:				2,619.22
Vendor: 05071 - FLEETCOR TECHNOLOGIES INC - ARCO				
01/21/2026	NP69762403	FLEETCOR TECHNOLOGIES INC	1/3 GASOLINE/PW	286.74
01/21/2026	NP69762403	FLEETCOR TECHNOLOGIES INC	1/3 GASOLINE/WTR	247.93
Vendor 05071 - FLEETCOR TECHNOLOGIES INC - ARCO Total:				534.67
Vendor: 01631 - FRANCHISE TAX BOARD				
01/22/2026	INV0026245	FRANCHISE TAX BOARD	State Tax Withholding	9,894.47
Vendor 01631 - FRANCHISE TAX BOARD Total:				9,894.47
Vendor: 01669 - GLOBALSTAR USA				
02/03/2026	105818760	GLOBALSTAR USA	1/16 #254-241-0048&49/PD	177.55
Vendor 01669 - GLOBALSTAR USA Total:				177.55
Vendor: 01673 - GOLDEN METERS SERVICE				
02/03/2026	2247	GOLDEN METERS SERVICE	1/5 (5)MTR TESTING/WW	1,275.00
Vendor 01673 - GOLDEN METERS SERVICE Total:				1,275.00
Vendor: 01684 - GRAINGER				
02/03/2026	9764764271	GRAINGER	1/8 SUPPLIES/CP	1,135.50
02/03/2026	9771276798	GRAINGER	1/14 MAINT & RPR MAT'LS/P	250.88
02/03/2026	9771276806	GRAINGER	1/14 SUPPLIES/CP	826.30
Vendor 01684 - GRAINGER Total:				2,212.68
Vendor: 02642 - HOME DEPOT				
02/03/2026	4229590	HOME DEPOT	1/12 (2)DRINKING FOUNTAIN FILTERS/PD	203.34
Vendor 02642 - HOME DEPOT Total:				203.34

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Vendor: 05623 - HOUSTON & HARRIS PCS INC				
02/03/2026	2527018	HOUSTON & HARRIS PCS INC	12/1-8 SEWER CLEANING/MAINT	9,060.00
Vendor 05623 - HOUSTON & HARRIS PCS INC Total:				9,060.00
Vendor: 05920 - IBT OF PORAC				
02/03/2026	INV0026222	IBT OF PORAC	Feb'26 LTD/PD	744.00
Vendor 05920 - IBT OF PORAC Total:				744.00
Vendor: 01764 - INTERNAL REVENUE SERVICE				
01/22/2026	INV0026220	INTERNAL REVENUE SERVICE	Medicare	1.60
01/22/2026	INV0026244	INTERNAL REVENUE SERVICE	Federal Tax Withholding	24,599.33
01/22/2026	INV0026246	INTERNAL REVENUE SERVICE	Medicare	6,857.94
Vendor 01764 - INTERNAL REVENUE SERVICE Total:				31,458.87
Vendor: 01781 - J D L DESIGN				
02/03/2026	984609	J D L DESIGN	JUN'25 - JUN'26 SCADA SERVER IMPROVEMENTS	5,929.38
Vendor 01781 - J D L DESIGN Total:				5,929.38
Vendor: 03984 - J THOMPSON ELECTRIC INC				
02/03/2026	25225	J THOMPSON ELECTRIC INC	12/23 ELECTRICAL SVCS/CP	2,800.00
Vendor 03984 - J THOMPSON ELECTRIC INC Total:				2,800.00
Vendor: 04039 - JOSEPH CISNEROS				
02/03/2026	INV0026247	JOSEPH CISNEROS	2025 WELLNESS REIMB/DCM	468.00
Vendor 04039 - JOSEPH CISNEROS Total:				468.00
Vendor: 01959 - KONICA MINOLTA PREMIER				
01/29/2026	595477529	KONICA MINOLTA PREMIER	1/15-2/14 COPIER RENTAL/CH,PD,REC	598.50
Vendor 01959 - KONICA MINOLTA PREMIER Total:				598.50
Vendor: 01975 - L P G E A				
01/22/2026	INV0026224	L P G E A	LPGEA Dues Withheld	275.00
Vendor 01975 - L P G E A Total:				275.00
Vendor: 01980 - LA PALMA CAR WASH				
02/03/2026	2272	LA PALMA CAR WASH	12/1-12/27 CAR WASH/PD	348.00
Vendor 01980 - LA PALMA CAR WASH Total:				348.00
Vendor: 01984 - LA PALMA INTERCOMMUNITY HOSPITAL				
02/03/2026	INV0026218	LA PALMA INTERCOMMUNITY	DEC'25 MEALS ON WHEELS	706.00
Vendor 01984 - LA PALMA INTERCOMMUNITY HOSPITAL Total:				706.00
Vendor: 01988 - LA PALMA POLICE ASSN				
01/22/2026	INV0026225	LA PALMA POLICE ASSN	LPPA Dues Withheld	1,444.59
Vendor 01988 - LA PALMA POLICE ASSN Total:				1,444.59
Vendor: 05739 - LAN PHAM				
02/03/2026	1013534.002	LAN PHAM	2/26 SOFTBALL RFD	90.00
Vendor 05739 - LAN PHAM Total:				90.00
Vendor: 05192 - LAZARO PEREZ				
02/03/2026	INV0026264	LAZARO PEREZ	1/26 Vision CLM	150.00
02/03/2026	INV0026264	LAZARO PEREZ	1/26 Vision CLM	150.00
Vendor 05192 - LAZARO PEREZ Total:				300.00
Vendor: 02004 - LEAGUE OF CA CITIES				
02/03/2026	2348	LEAGUE OF CA CITIES	2026 Cal Cities OC Division Dues	300.00
Vendor 02004 - LEAGUE OF CA CITIES Total:				300.00
Vendor: 01976 - LPPEA				
01/22/2026	INV0026226	LPPEA	LPPEA Dues Withheld	90.00
Vendor 01976 - LPPEA Total:				90.00
Vendor: 02070 - M M A S C				
02/03/2026	INV0026217	M M A S C	2026 MMASC DUES/DCM	125.00
Vendor 02070 - M M A S C Total:				125.00

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Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 06004 - MALACHI BERARD				
02/03/2026	0119261B	MALACHI BERARD	1/19 Vision CLM	102.90
02/03/2026	0119261B	MALACHI BERARD	1/19 Vision CLM	102.90
02/03/2026	0119261B	MALACHI BERARD	1/19 Vision CLM	137.20
02/03/2026	INV0026285	MALACHI BERARD	1/19 Vision CLM	105.90
02/03/2026	INV0026285	MALACHI BERARD	1/19 Vision CLM	105.90
02/03/2026	INV0026285	MALACHI BERARD	1/19 Vision CLM	141.20
Vendor 06004 - MALACHI BERARD Total:				696.00
Vendor: 04380 - MANHATTAN STITCHING				
02/03/2026	112847	MANHATTAN STITCHING	12/23 City Apparel/CCMBR	202.26
02/03/2026	112847	MANHATTAN STITCHING	12/23 City Apparel/CM	87.00
02/03/2026	112926	MANHATTAN STITCHING	1/6 CITY APPAREL/MPT	81.56
Vendor 04380 - MANHATTAN STITCHING Total:				370.82
Vendor: 05072 - MASTERLUBE CYPRESS				
02/03/2026	3402	MASTERLUBE CYPRESS	1/12 OIL CHANGE/#756	129.97
02/03/2026	3577	MASTERLUBE CYPRESS	1/21 OIL CHANGE/#753	106.29
Vendor 05072 - MASTERLUBE CYPRESS Total:				236.26
Vendor: 01752 - MISSION SQUARE - PLAN 302549				
01/22/2026	INV0026233	MISSION SQUARE - PLAN 302	Deferred Comp	1,492.30
01/22/2026	INV0026234	MISSION SQUARE - PLAN 302	Deferred Comp	705.00
01/22/2026	INV0026235	MISSION SQUARE - PLAN 302	Deferred Comp	4,407.96
Vendor 01752 - MISSION SQUARE - PLAN 302549 Total:				6,605.26
Vendor: 06000 - MONJARAS & WISMEYER GROUP				
02/03/2026	29314	MONJARAS & WISMEYER GR	11/13-12/11 ADA IP MTG/PW	3,050.00
Vendor 06000 - MONJARAS & WISMEYER GROUP Total:				3,050.00
Vendor: 03268 - MOTOROLA SOLUTIONS INC				
02/03/2026	1187162695	MOTOROLA SOLUTIONS INC	12/11 BWC EQUIP INSTALLATION/PD	56,800.00
02/03/2026	1187162695	MOTOROLA SOLUTIONS INC	12/11 BWC EQUIP INSTALLATION/PD	21,946.75
02/03/2026	8282253877	MOTOROLA SOLUTIONS INC	12/17 FLEX SERVER-TO- SERVER MIGRATION/PD	7,904.58
Vendor 03268 - MOTOROLA SOLUTIONS INC Total:				86,651.33
Vendor: 02201 - MUNICIPAL WATER DISTRICT OF				
02/03/2026	11994	MUNICIPAL WATER DISTRICT	DEC'25 CAPACITY CHARGE	593.36
02/03/2026	11994	MUNICIPAL WATER DISTRICT	DEC'25 WTR RTS CHARGE	318.19
Vendor 02201 - MUNICIPAL WATER DISTRICT OF Total:				911.55
Vendor: 05872 - NORMA ALLEY				
02/03/2026	INV0026178	NORMA ALLEY	1/13 MLGE REIMB/Clerk	19.60
Vendor 05872 - NORMA ALLEY Total:				19.60
Vendor: 02258 - O C CHIEFS OF POLICE AND SHERIFFS ASSN				
02/03/2026	INV0026213	O C CHIEFS OF POLICE AND S	4/14-17 TRI-COUNTY SPRING CONF/PD CHIEF	200.00
Vendor 02258 - O C CHIEFS OF POLICE AND SHERIFFS ASSN Total:				200.00
Vendor: 02248 - OCCUPATIONAL HEALTH CENTERS OF CA				
02/03/2026	89527622	OCCUPATIONAL HEALTH CENT	1/7&9 EMPL PHYS/(2)CS PT	1,094.00
02/03/2026	89609412	OCCUPATIONAL HEALTH CENT	1/16 EMPL PHYS/(1)Adm FT	727.00
Vendor 02248 - OCCUPATIONAL HEALTH CENTERS OF CA Total:				1,821.00
Vendor: 02259 - ORANGE COUNTY CITY MANAGER ASSN				
02/03/2026	INV0026170	ORANGE COUNTY CITY MANA	2/11 OCCMA CONF/CM	95.00
Vendor 02259 - ORANGE COUNTY CITY MANAGER ASSN Total:				95.00
Vendor: 02277 - PARS				
02/03/2026	59565	PARS	NOV'25 PARS Adm Svcs	413.59
Vendor 02277 - PARS Total:				413.59
Vendor: 02280 - PERS - MEDICAL				
02/03/2026	18183413	PERS - MEDICAL	Feb '26 Health Premium Adm Fee/FT	47.03

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02/03/2026	18183413	PERS - MEDICAL	Feb '26 Health Plan Premium/RET	11,681.42
02/03/2026	18183413	PERS - MEDICAL	Feb '26 Health Premium Adm Fee/RET	24.94
02/03/2026	18183413	PERS - MEDICAL	Feb '26 Health Plan Premium/FT	58,790.81
Vendor 02280 - PERS - MEDICAL Total:				70,544.20
Vendor: 02279 - PERS RETIREMENT				
01/22/2026	INV0026227	PERS RETIREMENT	CalPERS Employee Contribution	1,453.90
01/22/2026	INV0026228	PERS RETIREMENT	CalPERS Employer Contributio	2,924.14
01/22/2026	INV0026229	PERS RETIREMENT	CalPERS Employee Contribution	1,958.90
01/22/2026	INV0026230	PERS RETIREMENT	CalPERS Employer Contributio	2,851.59
01/22/2026	INV0026231	PERS RETIREMENT	CalPERS Employee Contribution	4,324.92
01/22/2026	INV0026232	PERS RETIREMENT	CalPERS Employer Contributio	4,442.11
01/22/2026	INV0026237	PERS RETIREMENT	CalPERS Employee Contribution	1,160.63
01/22/2026	INV0026238	PERS RETIREMENT	CalPERS Employer Contributio	3,784.95
01/22/2026	INV0026239	PERS RETIREMENT	CalPERS Employee Contribution	456.87
01/22/2026	INV0026240	PERS RETIREMENT	CalPERS Employer Contributio	1,182.64
01/22/2026	INV0026241	PERS RETIREMENT	CalPERS Employee Contribution	8,631.51
01/22/2026	INV0026242	PERS RETIREMENT	CalPERS Employer Contributio	8,749.04
01/22/2026	INV0026243	PERS RETIREMENT	Employee Survivor Contribution Amount	45.57
Vendor 02279 - PERS RETIREMENT Total:				41,966.77
Vendor: 02338 - PRINT N COPY CENTER				
02/03/2026	279617	PRINT N COPY CENTER	(4400)JAN/FEB'25 SOURCE NEWSLETTER/PD	617.81
Vendor 02338 - PRINT N COPY CENTER Total:				617.81
Vendor: 02343 - PRO FORCE LAW ENFORCEMENT				
02/03/2026	593159	PRO FORCE LAW ENFORCEME	1/15 TASER CARTRIDGES/PD	2,427.85
Vendor 02343 - PRO FORCE LAW ENFORCEMENT Total:				2,427.85
Vendor: 02346 - PSYCHOLOGICAL CONSULTING				
02/03/2026	90084	PSYCHOLOGICAL CONSULTING	12/15 PRE-EMPL PSYCH EXAM/PD	462.00
Vendor 02346 - PSYCHOLOGICAL CONSULTING Total:				462.00
Vendor: 05671 - RICHARD MIEIR				
02/03/2026	13330	RICHARD MIEIR	11/6-11/20 TAI CHI	85.80
Vendor 05671 - RICHARD MIEIR Total:				85.80
Vendor: 02456 - S J CONTRACTOR				
02/03/2026	INV0026176	S J CONTRACTOR	12/12 REPL FLOORING & REPAINT/CC	4,950.00
Vendor 02456 - S J CONTRACTOR Total:				4,950.00
Vendor: 02876 - SHRED-IT				
02/03/2026	1000195326	SHRED-IT	12/4 & 18 SHREDDING SVC/PD & CH	100.37
02/03/2026	1000195326	SHRED-IT	12/4 & 18 SHREDDING SVC/PD & CH	234.12
Vendor 02876 - SHRED-IT Total:				334.49
Vendor: 04859 - SIERRA ANALYTICAL LABS INC				
02/03/2026	5L23002	SIERRA ANALYTICAL LABS INC	NOV'25 WATER SAMPLES	4,112.63
02/03/2026	6A08007	SIERRA ANALYTICAL LABS INC	DEC'25 WATER SAMPLES	3,546.53
Vendor 04859 - SIERRA ANALYTICAL LABS INC Total:				7,659.16

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Vendor: 04988 - SITEONE LANDSCAPE SUPPLY HOLDING LLC				
02/03/2026	159614322001	SITEONE LANDSCAPE SUPPLY	10/15 (4)Rainmaster Cellular Comm Cards	8,213.78
Vendor 04988 - SITEONE LANDSCAPE SUPPLY HOLDING LLC Total:				8,213.78
Vendor: 02535 - SMART & FINAL				
02/03/2026	303401	SMART & FINAL	1/6 OFFICE SUPPLIES/PD	189.38
Vendor 02535 - SMART & FINAL Total:				189.38
Vendor: 04797 - SMART CIENEGA LLC				
02/03/2026	INV0026211	SMART CIENEGA LLC	FEB'26 CAM & INS/5414 LP	451.00
Vendor 04797 - SMART CIENEGA LLC Total:				451.00
Vendor: 02556 - SOUTHERN CALIFORNIA EDISON				
01/26/2026	INV0026266	SOUTHERN CALIFORNIA EDIS	1/13 5461 ORANGETHORPE/PED	2.47
01/26/2026	INV0026267	SOUTHERN CALIFORNIA EDIS	1/13 5549 ORANGETHORPE/PED	2.25
01/26/2026	INV0026268	SOUTHERN CALIFORNIA EDIS	1/14 5250 ORANGETHORPE/MEDIAN	17.78
01/26/2026	INV0026269	SOUTHERN CALIFORNIA EDIS	1/15 7701 BARBI/PED	38.77
01/26/2026	INV0026270	SOUTHERN CALIFORNIA EDIS	12/26 5712 LA PALMA TC1	82.47
01/26/2026	INV0026271	SOUTHERN CALIFORNIA EDIS	1/14 7109 WALKER/PED	3.00
01/26/2026	INV0026272	SOUTHERN CALIFORNIA EDIS	1/10 5872 LA PALMA/MEDIA	27.13
01/26/2026	INV0026272	SOUTHERN CALIFORNIA EDIS	1/10 5872 LA PALMA/MEDIA	86.71
01/26/2026	INV0026272	SOUTHERN CALIFORNIA EDIS	1/10 5872 LA PALMA/MEDIA	153.58
01/26/2026	INV0026273	SOUTHERN CALIFORNIA EDIS	1/13 6998 WALKER TC1	105.56
01/26/2026	INV0026274	SOUTHERN CALIFORNIA EDIS	1/2 7792 WALKER/PD	5,624.27
01/26/2026	INV0026274	SOUTHERN CALIFORNIA EDIS	1/2 LAURELWOOD/SCE LAMP	29.22
01/26/2026	INV0026274	SOUTHERN CALIFORNIA EDIS	1/2 7821 WALKER/CC&CP	2,988.09
01/26/2026	INV0026274	SOUTHERN CALIFORNIA EDIS	1/2 6750 WALKER SPRINKLER	14.19
01/26/2026	INV0026274	SOUTHERN CALIFORNIA EDIS	1/2 7872-1/2 DENNI SPRINKLER	14.51
01/26/2026	INV0026274	SOUTHERN CALIFORNIA EDIS	1/2 LP/COMSTOCK SPRINKLER	14.93
01/26/2026	INV0026274	SOUTHERN CALIFORNIA EDIS	1/2 7711 MDY/ORGTHRPE SPRNKL	44.92
01/26/2026	INV0026274	SOUTHERN CALIFORNIA EDIS	1/2 7711 FURMAN RD POLE	118.69
01/26/2026	INV0026274	SOUTHERN CALIFORNIA EDIS	1/2 BYRNE/WALKER LAMPS	118.15
01/26/2026	INV0026274	SOUTHERN CALIFORNIA EDIS	1/2 6800 WALKER/PUMP	8,038.31
01/26/2026	INV0026275	SOUTHERN CALIFORNIA EDIS	1/2 LS-1/ALL NIGHT ADD'L LAMPS	52.02
01/26/2026	INV0026276	SOUTHERN CALIFORNIA EDIS	1/2 LS-1/ALL NIGHT	14,545.29
01/26/2026	INV0026277	SOUTHERN CALIFORNIA EDIS	1/2 LS-2/METERED	463.45
01/26/2026	INV0026278	SOUTHERN CALIFORNIA EDIS	1/2 WALKER/91 FWY LAMPS	132.64
01/26/2026	INV0026279	SOUTHERN CALIFORNIA EDIS	1/2 LS-2 8231-1/2 WALKER	18.91
01/26/2026	INV0026279	SOUTHERN CALIFORNIA EDIS	1/2 LS-2/8172 MOODY	37.82
01/26/2026	INV0026280	SOUTHERN CALIFORNIA EDIS	1/20 7831 WALKER/CP	297.00
01/26/2026	INV0026281	SOUTHERN CALIFORNIA EDIS	12/30 8415 MEADOWLARK/BSTR	12,044.01
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 S/S ORANGETHORPE/VV SIGNAL	99.52
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 LP/WALKER SIGNAL	60.43
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 8231-1/2 WALKER	77.37
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 7903 WALKER/REC SIGNA	79.19
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 WALKER/183RD SIGNAL	84.16
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 8171 WALKER/LA LUNA SIGNAL	89.62
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 LP/REDFORD SIGNAL	93.30
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 MOODY/SHARON SIGNAL	95.11
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 MOODY/LA LUNA SIGNAL	35.67
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 5002 HOUSTON	109.68
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 LP/MOODY SIGNAL	110.47
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 LP/DENNI SIGNAL	118.28
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 5001 CRESCENT SIGNAL	120.65

Warrant Register				Payment Dates: 1/21/2026 - 2/3/2026
Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 7701 WALKER/HOSPITAL SIGNAL	120.89
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 E/S VV/ORANGETHORPE SGNL	122.57
01/26/2026	INV0026282	SOUTHERN CALIFORNIA EDIS	1/8 5498 LA PALMA TC1	126.89
Vendor 02556 - SOUTHERN CALIFORNIA EDISON Total:				46,659.94
Vendor: 02568 - STAPLES BUSINESS ADVANTAGE				
02/03/2026	6052459175	STAPLES BUSINESS ADVANTAG	1/8 OFFICE SUPPLIES/PD	94.06
02/03/2026	6053190458	STAPLES BUSINESS ADVANTAG	1/17 OFFICE SUPPLIES/PD	33.21
02/03/2026	6053190460	STAPLES BUSINESS ADVANTAG	1/17 TONER/PD	133.89
Vendor 02568 - STAPLES BUSINESS ADVANTAGE Total:				261.16
Vendor: 02576 - STEP SAVER INC				
02/03/2026	378183	STEP SAVER INC	1/5 WTR TREATMENT SUPPLIES/CY	227.27
02/03/2026	378184	STEP SAVER INC	1/5 WTR TREATMENT SUPPLIES/WW	97.70
02/03/2026	801387822	STEP SAVER INC	1/26 WTR TREATMENT SUPPLIES/CY	90.27
02/03/2026	801387823	STEP SAVER INC	1/26 WTR TREATMENT SUPPLIES/WW	123.31
Vendor 02576 - STEP SAVER INC Total:				538.55
Vendor: 02654 - THE STANDARD				
02/03/2026	INV0026250	THE STANDARD	Jan '26 LIFE INS PREM/ALL EMPL	810.39
02/03/2026	INV0026250	THE STANDARD	Jan '26 LTD INS PREM/MISC EMPL	922.26
Vendor 02654 - THE STANDARD Total:				1,732.65
Vendor: 02655 - THE WORKSHOP				
02/03/2026	75288	THE WORKSHOP	(1000) BUSINESS CARDS/REC	169.73
02/03/2026	75358	THE WORKSHOP	(250)BUSINESS CARDS/PD	81.46
Vendor 02655 - THE WORKSHOP Total:				251.19
Vendor: 05572 - TINA CARLSTROM				
02/03/2026	1014685.002	TINA CARLSTROM	1/10 PAVILION DEP RFD	150.00
Vendor 05572 - TINA CARLSTROM Total:				150.00
Vendor: 02706 - U S BANK INSTITUTIONAL TRUST-WESTERN REGION				
01/22/2026	INV0026219	U S BANK INSTITUTIONAL TRU	PARS Part Time Retirement Contributions	4.04
01/22/2026	INV0026236	U S BANK INSTITUTIONAL TRU	PARS Part Time Retirement Contributions	746.90
Vendor 02706 - U S BANK INSTITUTIONAL TRUST-WESTERN REGION Total:				750.94
Vendor: 02712 - UNDERGROUND SERVICE ALERT				
02/03/2026	1220250406	UNDERGROUND SERVICE ALE	(84)DIG-ALERT NOTICES/PW	89.00
02/03/2026	1220250406	UNDERGROUND SERVICE ALE	(84)DIG-ALERT NOTICES/PW	89.00
02/03/2026	25262122	UNDERGROUND SERVICE ALE	DEC'25 CA STATE FEES	15.79
02/03/2026	25262122	UNDERGROUND SERVICE ALE	DEC'25 CA STATE FEES	15.79
Vendor 02712 - UNDERGROUND SERVICE ALERT Total:				209.58
Vendor: 02702 - USA BLUE BOOK				
02/03/2026	INV00931423	USA BLUE BOOK	1/12 TEST SUPPLIES/WTR	396.07
02/03/2026	INV00931423A	USA BLUE BOOK	1/12 TEST SUPPLIES/WTR	396.07
Vendor 02702 - USA BLUE BOOK Total:				792.14
Vendor: 02742 - VERIZON WIRELESS				
02/03/2026	6131220453	VERIZON WIRELESS	12/17-1/16 DATA ACCESS/WT	140.14
02/03/2026	6131220453	VERIZON WIRELESS	12/17-1/16 SEDARU DATA PLAN/WTR	46.20
Vendor 02742 - VERIZON WIRELESS Total:				186.34
Vendor: 05736 - VERVE CLOUD INC				
01/29/2026	4296114	VERVE CLOUD INC	1/15 BACKUP ISP	795.14
Vendor 05736 - VERVE CLOUD INC Total:				795.14

Warrant Register

Payment Dates: 1/21/2026 - 2/3/2026

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 02788 - WRIGHT EXPRESS				
01/21/2026	109698958	WRIGHT EXPRESS	12/31 GASOLINE/PD	3,718.47
01/21/2026	109698958	WRIGHT EXPRESS	12/31 GASOLINE/PW	248.58
01/21/2026	109698958	WRIGHT EXPRESS	12/31 GASOLINE/WTR	1,636.30
Vendor 02788 - WRIGHT EXPRESS Total:				5,603.35
Grand Total:				445,063.71

City of La Palma

Agenda Item No. 3



MEETING DATE: February 3, 2026

TO: City Council

FROM: City Manager

SUBMITTED BY: Joseph Cisneros, Deputy City Manager

AGENDA TITLE: City of La Palma Second Quarter Cash and Investment Report, Fiscal Year 2025-26, as of December 31, 2025

RECOMMENDED ACTION:

It is recommended that the City Council receive and file the Cash and Investment Report for the second quarter of fiscal year 2025-26.

SUMMARY:

In accordance with the City's Statement of Investment Policy, a quarterly report is prepared to provide the status of the investment portfolio. The cash and investments of all funds are pooled, and no assets are held by fiscal agents. Guided by state law and the City's Investment Policy, the primary investment objective is to safeguard the principal of the invested funds. The secondary objective is to meet the liquidity needs of the entities, and the third objective is to achieve a return on the invested funds. Although all investments contain an element of risk, the pooled investments are designed to limit risk exposure and provide liquidity while still generating investment income.

A combination of demand deposit accounts and the Local Agency Investment Fund (LAIF) is used to provide sufficient liquidity to meet the City's short-term operating requirements. Funds that are unlikely to be spent in the near future are kept in a portfolio that is actively managed by an investment advisor in accordance with the Investment Policy.

Information on the investment portfolio as of December 31, 2025, is as follows:

Short-term Operating Requirements

- Monies held in demand deposit accounts and cash on hand total \$2,186,903
- Monies held by Corpay total \$78,988
- Monies held in the Local Agency Investment Fund total \$17,380,719
 - Market value totals \$17,414,257
 - LAIF fund effective yield for each month during the quarter:
 - 4.150%, month 1
 - 4.096%, month 2
 - 4.025%, month 3
 - LAIF fund average life is 254 days

Managed Portfolio

- Book value totals \$28,129,108
- Market value totals \$28,437,802 per US Bank (custodian) and \$28,437,792 per PFM (investment manager)
 - \$11,970,971 US Treasury Bond/Note (42.10%)
 - \$116,467 Municipal Bond/Note (0.41%)
 - \$3,015,196 Federal Agency Commercial (10.60%)
 - \$7,795,157 Corporate Note (27.41%)
 - \$202,515 Certificates of Deposit (0.71%)
 - \$5,308,194 Asset-Backed Security (18.67%)
 - \$29,292 Money Market (0.10%)
- Yield to maturity (based on cost) is 4.25%
- Yield to maturity (based on market value) is 3.69%
- Weighted average maturity is 846 days
- All investments mature within five years of the quarter-end.

Interest Rate Yield

The following table presents U.S. Treasury yields as of December 31, 2025, and for all quarters back to December 31, 2023. The Federal Reserve Board has congressionally assigned goals of promoting maximum employment and stable prices across a broad range of economic conditions for the benefit and well-being of all American people. After making no change to interest rates since July 2023, the Federal Reserve lowered interest rates at each of its September, November, and December 2024 meetings. From December 2024 through August 2025, the Federal Reserve made no additional changes to interest rates but then lowered them by one-quarter percentage point at each of its September, October, and December 2025 meetings. The Federal Reserve's long-term objective is to maintain the strength of the economy and the labor market while enabling inflation to move down to 2% over the long run.

Treasury Yield Curve Rates

Quarter End Date	6 Month	1 Year	2 Year	3 Year	5 Year	10 Year
December 31, 2023	5.26%	4.79%	4.23%	4.01%	3.84%	3.88%
March 31, 2024	5.38%	5.03%	4.59%	4.40%	4.21%	4.20%
June 30, 2024	5.33%	5.09%	4.71%	4.52%	4.33%	4.36%
September 30, 2024	4.38%	3.98%	3.66%	3.58%	3.58%	3.81%
December 31, 2024	4.24%	4.16%	4.25%	4.27%	4.38%	4.58%
March 31, 2025	4.23%	4.03%	3.89%	3.89%	3.96%	4.23%
June 30, 2025	4.29%	3.96%	3.72%	3.68%	3.79%	4.24%
September 30, 2025	3.83%	3.68%	3.60%	3.61%	3.74%	4.16%
December 31, 2025	3.59%	3.48%	3.47%	3.55%	3.73%	4.18%

This table can be used to compare the LAIF and managed portfolio yields against the U.S. Treasury yields.

- At the quarter end, the LAIF fund's effective yield (4.025%) was higher than Treasury yield rates for all maturities between 6 months and five years but lower for maturities of ten years.
- At the quarter end, the managed portfolio's yield based on cost (4.25%) was higher than Treasury yield rates for all maturities, while the managed portfolio's yield based on market (3.69%) was higher for maturities between six months and three years but lower for maturities of five and ten years.

Managed Portfolio Market Value

Until investments are sold, any difference between market and book value is an unrealized gain or loss. During the second quarter of fiscal year 2025-26, the City's investment managers sold certain investments before their maturity date and realized net gains totaling \$30,267.

The market value has been above the book value at the end of the last several quarters, resulting in an unrealized gain at the end of each of these quarters. Market values have an inverse relationship with interest rates, so as interest rates decrease, market values increase. The following chart shows the comparison of the managed portfolio's book value versus market value over the past two years:

Quarter End Date	Book Value	Market Value per Custodian (US Bank)	Unrealized Gain/(Loss)
December 31, 2023	\$25,942,487	\$25,871,881	(\$70,606)
March 31, 2024	\$26,101,690	\$25,988,635	(\$113,055)
June 30, 2024	\$26,290,427	\$26,191,407	(\$99,020)
September 30, 2024	\$26,582,928	\$26,960,813	\$377,885
December 31, 2024	\$26,858,340	\$26,954,217	\$95,877
March 31, 2025	\$27,172,009	\$27,402,860	\$230,851
June 30, 2025	\$27,495,347	\$27,769,666	\$274,319
September 30, 2025	\$27,814,242	\$28,131,241	\$316,999
December 31, 2025	\$28,129,108	\$28,437,802	\$308,694

FISCAL IMPACT:

There is no fiscal impact as a result of receiving the report.

ATTACHMENTS:

1. Cash and Investment Report – December 31, 2025
2. Cash and Investment Portfolio Book Value by Type Chart – December 31, 2025
3. PFM Funds, Managed Account Detail of Securities Held – December 31, 2025

CITY OF LA PALMA

**Cash and Investment Report
December 31, 2025**

Investment Type	Issuer	Purchase Date	Maturity Date	Interest Rate	Face Value	Book Value	Market Value	Source of Market Valuation
<u>Pooled Deposits and Investments*</u>								
Local Agency Investment Fund	State	NA	NA	4.340%	\$ 17,380,719	\$ 17,380,719	\$ 17,414,257	LAIF
Various eligible securities	PFM Fund Manager (various issuers)	NA	various	4.250%	28,285,272	28,129,108	28,437,802	US Bank
Deposit accounts	NA	NA	NA	NA	2,179,424	2,179,424	2,179,424	NA
Cash on hand	NA	NA	NA	NA	7,479	7,479	7,479	NA
Funds with Corpay	NA	NA	NA	NA	<u>78,988</u>	<u>78,988</u>	<u>78,988</u>	NA
Total Pooled Deposits and Investments					<u>\$ 47,931,882</u>	<u>\$ 47,775,718</u>	<u>\$ 48,117,950</u>	

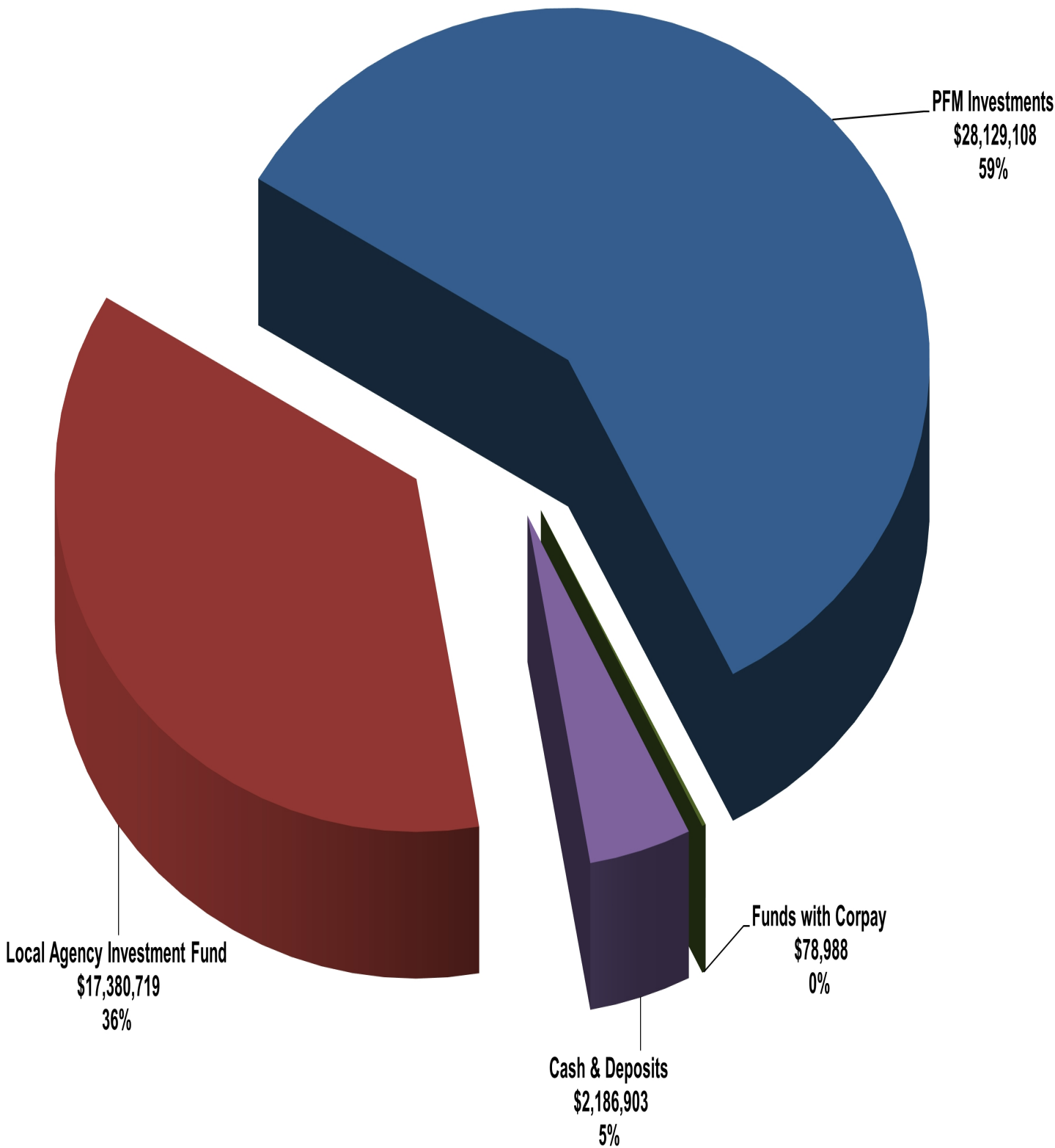
* The City and Successor Agency pool all cash and investments and neither has monies held by a fiscal agent. Amounts from the pool are available to each entity on demand.

I certify that this investment portfolio is in conformity with the August 2025 Statement of Investment Policy of the City of La Palma as stated in City Council Resolution No. 2025-37. The Investment Program provides sufficient liquidity to meet the next six months' estimated expenditures.



Peter Kim, City Manager

Cash and Investment Portfolio
Book Value by Type
December 31, 2025





Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

For the Month Ending
December 31, 2025

CITY OF LA PALMA

Client Management Team

Robert Montoya
Institutional Sales & Relationship Manager
633 W 5th Street, Suite/Floor 2560
Los Angeles, CA 90071
262-725-1090
robert.montoya@pfmam.com

Contents

- Cover/Disclosures
- Summary Statement
- Individual Accounts

Accounts included in Statement

995341 OPERATING PORTFOLIO

Important Messages

PFM AM will be closed on 01/01/2026 for New Years Day.
PFM AM will be closed on 01/19/2026 for Martin Luther King Jr Day.

CITY OF LA PALMA
MR JOSEPH CISNEROS
7822 WALKER STREET
LA PALMA, CA 90623

Online Access www.pfmam.com

Customer Service 1-800-338-3383

Important Disclosures

Important Disclosures

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. PFM Asset Management ("PFMAM") is a division of U.S. Bancorp Asset Management, Inc. ("USBAM"), a SEC-registered investment adviser. USBAM is direct subsidiary of U.S. Bank National Association ("U.S. Bank") and an indirect subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM. PFMAM maintains a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, please contact Service Operations at the address below.

Proxy Voting PFMAM does not normally receive proxies to vote on behalf of its clients. However, it does on occasion receive consent requests. In the event a consent request is received the portfolio manager contacts the client and then proceeds according to their instructions. PFMAM's Proxy Voting Policy is available upon request by contacting Service Operations at the address below.

Questions About an Account PFMAM's monthly statement is intended to detail our investment advisory activity as well as the activity of any accounts held by clients in pools that are managed by PFMAM. The custodian bank maintains the control of assets and executes (i.e., settles) all investment transactions. The custodian statement is the official record of security and cash holdings and transactions. PFMAM recognizes that clients may use these reports to facilitate record keeping and that the custodian bank statement and the PFMAM statement should be reconciled and differences resolved. Many custodians use a settlement date basis which may result in the need to reconcile due to a timing difference.

Account Control PFMAM does not have the authority to withdraw funds from or deposit funds to the custodian outside the scope of services provided by PFMAM. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Market Value Generally, PFMAM's market prices are derived from closing bid prices as of the last business day of the month as supplied by ICE Data Services. There may be differences in the values shown for investments due to accrued but uncollected income and the use of differing valuation sources and methods. Non-negotiable FDIC-insured bank certificates of deposit are priced at par. Although PFMAM believes the prices to be reliable, the values of the securities may not represent the prices at which the securities could have been bought or sold. Explanation of the valuation methods for a registered investment company or local government investment program is contained in the appropriate fund offering documentation or information statement.

Amortized Cost The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short term securities (those with less than one year to maturity at time of issuance) is amortized on a straightline basis. Such discount or premium with respect to longer term securities is amortized using the constant yield basis.

Tax Reporting Cost data and realized gains / losses are provided for informational purposes only. Please review for accuracy and consult your tax advisor to determine the tax consequences of your security transactions. PFMAM does not report such information to the IRS or other taxing authorities and is not responsible for the accuracy of such information that may be required to be reported to federal, state or other taxing authorities.

Financial Situation In order to better serve you, PFMAM should be promptly notified of any material change in your investment objective or financial situation.

Callable Securities Securities subject to redemption prior to maturity may be redeemed in whole or in part before maturity, which could affect the yield represented.

Portfolio The securities in this portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by PFMAM, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency. Investment in securities involves risks, including the possible loss of the amount invested. Actual settlement values, accrued interest, and amortized cost amounts may vary for securities subject to an adjustable interest rate or subject to principal paydowns. Any changes to the values shown may be reflected within the next monthly statement's beginning values.

Rating Information provided for ratings is based upon a good faith inquiry of selected sources, but its accuracy and completeness cannot be guaranteed. Shares of some local government investment programs and TERM funds are distributed by representatives of USBAM's affiliate, U.S. Bancorp Investments, Inc. which is registered with the SEC as a broker/dealer and is a member of the Financial Industry Regulatory Authority ("FINRA") and the Municipal Securities Rulemaking Board ("MSRB"). You may reach the FINRA by calling the FINRA Hotline at 1-800-289-9999 or at the FINRA website address <https://www.finra.org/investors/investor-contacts>. A brochure describing the FINRA Regulation Public Disclosure Program is also available from FINRA upon request.

Key Terms and Definitions

Dividends on local government investment program funds consist of interest earned, plus any discount ratably amortized to the date of maturity, plus all realized gains and losses on the sale of securities prior to maturity, less ratably amortization of any premium and all accrued expenses to the fund. Dividends are accrued daily and may be paid either monthly or quarterly. The monthly earnings on this statement represent the estimated dividend accrued for the month for any program that distributes earnings on a quarterly basis. There is no guarantee that the estimated amount will be paid on the actual distribution date.

Current Yield is the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical fund account with a balance of one share over the seven-day base period including the statement date, expressed as a percentage of the value of one share (normally \$1.00 per share) at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by

365 and dividing the result by 7. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed. **Average maturity** represents the average maturity of all securities and investments of a portfolio, determined by multiplying the par or principal value of each security or investment by its maturity (days or years), summing the products, and dividing the sum by the total principal value of the portfolio. The stated maturity date of mortgage backed or callable securities are used in this statement. However the actual maturity of these securities could vary depending on the level or prepayments on the underlying mortgages or whether a callable security has or is still able to be called. **Monthly distribution yield** represents the net change in the value of one share (normally \$1.00 per share) resulting from all dividends declared during the month by a fund expressed as a percentage of the value of one share at the beginning of the month. This resulting net change is then annualized by multiplying it by 365 and dividing it by the number of calendar days in the month. **YTM at Cost** The yield to maturity at cost is the expected rate of return, based on the original cost, the annual interest receipts, maturity value and the time period from purchase date to maturity, stated as a percentage, on an annualized basis. **YTM at Market** The yield to maturity at market is the rate of return, based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis. **Managed Account** A portfolio of investments managed discretely by PFMAM according to the client's specific investment policy and requirements. The investments are directly owned by the client and held by the client's custodian. **Unsettled Trade** A trade which has been executed however the final consummation of the security transaction and payment has not yet taken place.

Please review the detail pages of this statement carefully. If you think your statement is wrong, missing account information, or if you need more information about a transaction, please contact PFMAM within 60 days of receipt. If you have other concerns or questions regarding your account, or to request an updated copy of PFMAM's current disclosure statement, please contact a member of your client management team at PFMAM Service Operations at the address below.

PFM Asset Management
Attn: Service Operations
213 Market Street
Harrisburg, PA 17101

NOT FDIC INSURED NO BANK GUARANTEE MAY LOSE VALUE

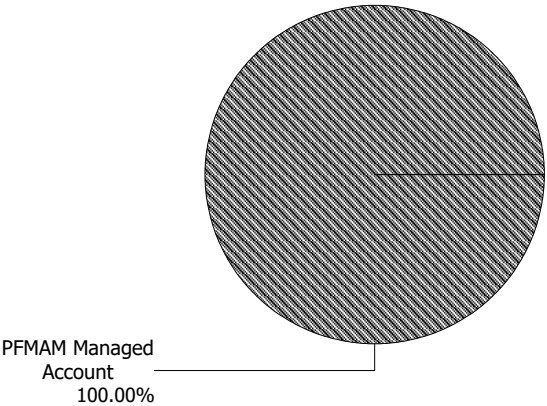
Account Statement - Transaction Summary

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341

PFMAM Managed Account	
Opening Market Value	28,260,056.88
Purchases	1,629,763.05
Redemptions	(1,485,229.56)
Unsettled Trades	0.00
Change in Value	3,909.16
Closing Market Value	\$28,408,499.53
Cash Dividends and Income	126,191.70

Asset Summary		
	December 31, 2025	November 30, 2025
PFMAM Managed Account	28,408,499.53	28,260,056.88
Total	\$28,408,499.53	\$28,260,056.88
Asset Allocation		



Managed Account Summary Statement

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Transaction Summary - Money Market		Transaction Summary - Managed Account		Account Total	
Opening Market Value	\$0.00	Opening Market Value	\$28,260,056.88	Opening Market Value	\$28,260,056.88
Purchases	0.00	Maturities/Calls	(136,300.62)		
Redemptions	0.00	Principal Dispositions	(1,348,928.94)		
		Principal Acquisitions	1,629,763.05		
		Unsettled Trades	0.00		
		Change in Current Value	3,909.16		
Closing Market Value	\$0.00	Closing Market Value	\$28,408,499.53	Closing Market Value	\$28,408,499.53
Dividend	0.00				

Earnings Reconciliation (Cash Basis) - Managed Account		Cash Balance	
Interest/Dividends/Coupons Received	108,929.19	Closing Cash Balance	\$29,292.15
Less Purchased Interest Related to Interest/Coupons	(4,125.89)		
Plus Net Realized Gains/Losses	21,388.40		
Total Cash Basis Earnings	\$126,191.70		

Earnings Reconciliation (Accrual Basis)		Managed Account	Total	Cash Transactions Summary- Managed Account	
Ending Amortized Value of Securities	28,177,851.56	28,177,851.56		Maturities/Calls	0.00
Ending Accrued Interest	216,551.64	216,551.64		Sale Proceeds	1,358,029.07
Plus Proceeds from Sales	1,358,029.07	1,358,029.07		Coupon/Interest/Dividend Income	99,829.06
Plus Proceeds of Maturities/Calls/Principal Payments	136,300.62	136,300.62		Principal Payments	136,300.62
Plus Coupons/Dividends Received	99,829.06	99,829.06		Security Purchases	(1,633,888.94)
Less Cost of New Purchases	(1,633,888.94)	(1,633,888.94)		Net Cash Contribution	(2,819.12)
Less Beginning Amortized Value of Securities	(28,013,988.89)	(28,013,988.89)		Reconciling Transactions	0.00
Less Beginning Accrued Interest	(225,697.30)	(225,697.30)			
Dividends	0.00	0.00			
Total Accrual Basis Earnings	\$114,986.82	\$114,986.82			

Portfolio Summary and Statistics

For the Month Ending **December 31, 2025**

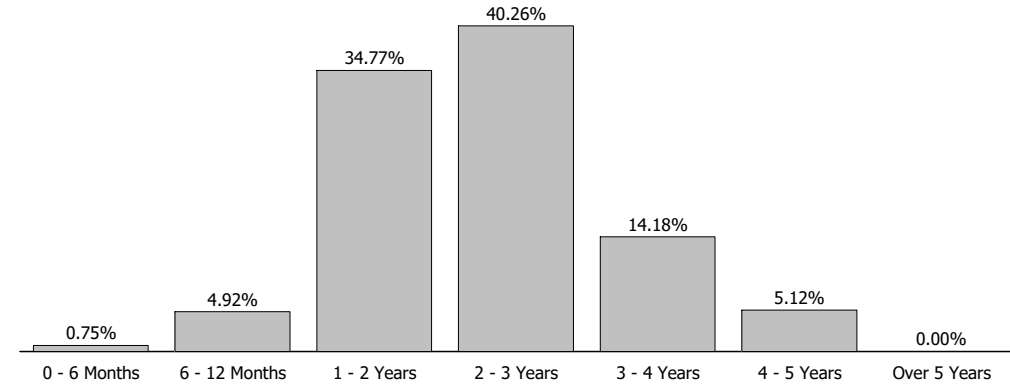
CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Account Summary

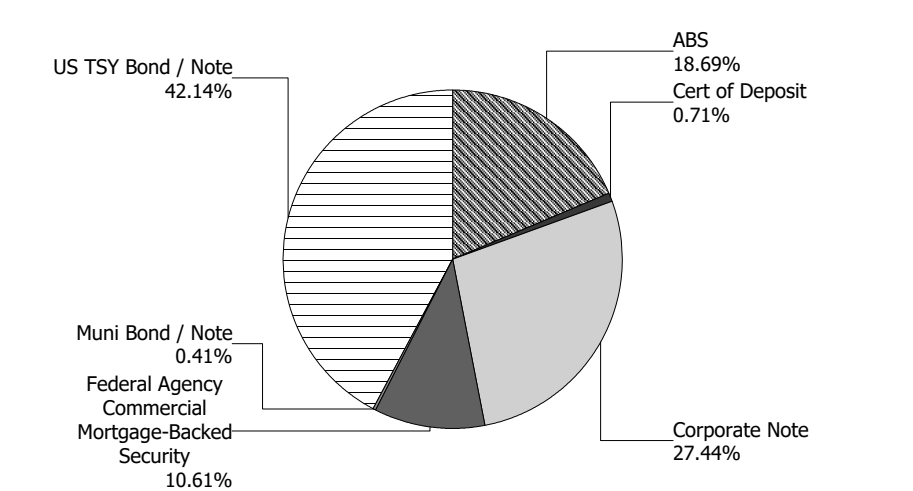
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	11,900,000.00	11,970,971.29	42.14
Municipal Bond / Note	115,000.00	116,466.60	0.41
Federal Agency Commercial Mortgage-Backed Security	3,045,660.22	3,015,195.67	10.61
Corporate Note	7,730,000.00	7,795,157.20	27.44
Certificate of Deposit	200,000.00	202,515.00	0.71
Asset-Backed Security	5,265,319.30	5,308,193.77	18.69
Managed Account Sub-Total	28,255,979.52	28,408,499.53	100.00%
Accrued Interest		216,551.64	
Total Portfolio	28,255,979.52	28,625,051.17	

Unsettled Trades 0.00 0.00

Maturity Distribution



Sector Allocation



Characteristics

Yield to Maturity at Cost	4.25%
Yield to Maturity at Market	3.69%
Weighted Average Days to Maturity	846

Managed Account Issuer Summary

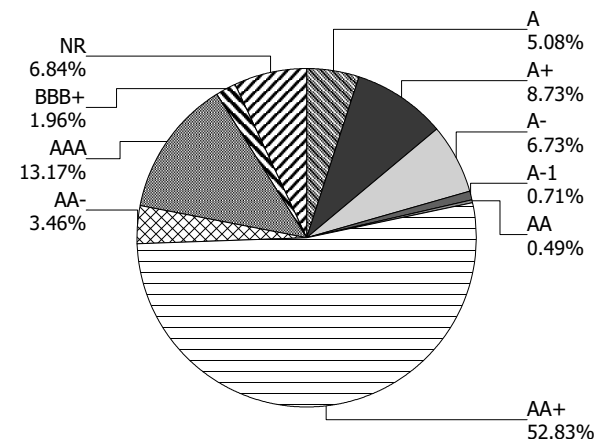
For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Issuer Summary

Issuer	Market Value of Holdings	Percent
Accenture PLC	35,136.22	0.12
Adobe Inc	203,454.44	0.72
Advanced Micro Devices Inc	101,055.90	0.36
Air Products and Chemicals Inc	141,427.58	0.50
Ally Auto Receivables Trust	202,773.14	0.71
Alphabet Inc	20,097.56	0.07
Amazon.com Inc	138,862.36	0.49
American Express Co	666,276.47	2.36
Analog Devices Inc	151,236.75	0.53
ANZ Group Holdings Ltd	250,832.75	0.88
BA Credit Card Trust	197,229.47	0.69
Bank of America Corp	234,304.22	0.82
Bank of New York Mellon Corp	60,453.00	0.21
BlackRock Inc	131,710.02	0.46
BMW Vehicle Lease Trust	211,047.57	0.74
BP PLC	142,767.80	0.50
Capital One Financial Corp	490,903.76	1.74
CarMax Inc	41,870.32	0.15
Caterpillar Inc	211,436.34	0.74
Charles Schwab Corp	208,136.65	0.73
Chevron Corp	211,620.36	0.74
Cintas Corp	85,421.94	0.30
Cisco Systems Inc	212,606.01	0.75
Citigroup Inc	424,370.41	1.49
Cooperatieve Rabobank UA	532,208.85	1.88
Cummins Inc	15,116.91	0.05
Deere & Co	111,384.24	0.39
Eli Lilly & Co	131,088.10	0.46
Federal Home Loan Mortgage Corp	2,761,541.28	9.73
Federal National Mortgage Association	253,654.39	0.89
Fifth Third Auto Trust	105,234.94	0.37
Ford Credit Auto Owner Trust	273,719.29	0.96

Credit Quality (S&P Ratings)



Managed Account Issuer Summary

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Issuer	Market Value of Holdings	Percent
GM Financial Consumer Automobile Receiv	290,686.64	1.02
Goldman Sachs Group Inc	366,170.66	1.29
Groupe BPCE	202,515.00	0.71
Harley-Davidson Inc	25,351.11	0.09
Hershey Co	55,864.44	0.20
Home Depot Inc	139,096.30	0.49
Honda Auto Receivables Owner Trust	378,440.99	1.33
Honda Motor Co Ltd	201,777.52	0.71
Honeywell International Inc	131,667.38	0.46
Hormel Foods Corp	111,182.06	0.39
Hyundai Auto Receivables Trust	462,120.34	1.63
JPMorgan Chase & Co	450,891.72	1.59
Lockheed Martin Corp	140,891.52	0.50
Los Angeles Unified School District/CA	116,466.60	0.41
Mastercard Inc	131,631.26	0.46
Mercedes-Benz Auto Receivables Trust	171,681.43	0.60
Merck & Co Inc	84,971.78	0.30
Morgan Stanley	181,451.72	0.64
National Rural Utilities Cooperative Fi	360,328.07	1.27
Nissan Auto Receivables Owner Trust	363,081.19	1.28
Novartis AG	140,455.71	0.49
PACCAR Inc	271,968.82	0.96
PepsiCo Inc	202,922.00	0.71
Pfizer Inc	85,278.72	0.30
PNC Financial Services Group Inc	144,645.96	0.51
State Street Corp	131,430.50	0.46
Target Corp	35,409.33	0.12
Texas Instruments Inc	115,981.30	0.41
Toyota Auto Receivables Owner Trust	557,654.79	1.97
Toyota Motor Corp	135,840.33	0.48
Unilever PLC	100,850.20	0.36
United States Treasury	11,970,971.29	42.15
UnitedHealth Group Inc	196,633.52	0.69

Managed Account Issuer Summary

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Issuer	Market Value of Holdings	Percent
Verizon Master Trust	151,192.20	0.53
Volkswagen Auto Loan Enhanced Trust	297,412.21	1.05
Wells Fargo & Co	418,395.00	1.47
WF Card Issuance Trust	126,210.88	0.44
Total	\$28,408,499.53	100.00%

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 05/15/2024 4.500% 05/15/2027	91282CKR1	100,000.00	AA+	Aa1	06/25/24	06/26/24	99,972.66	4.51	584.25	99,986.60	101,328.10
US TREASURY N/B DTD 05/15/2024 4.500% 05/15/2027	91282CKR1	650,000.00	AA+	Aa1	06/06/24	06/10/24	649,746.10	4.51	3,797.65	649,877.93	658,632.65
US TREASURY N/B DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	150,000.00	AA+	Aa1	06/27/24	06/28/24	150,521.48	4.50	324.00	150,264.20	152,396.55
US TREASURY N/B DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	275,000.00	AA+	Aa1	07/10/24	07/11/24	276,654.30	4.40	594.01	275,847.47	279,393.68
US TREASURY N/B DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	300,000.00	AA+	Aa1	07/08/24	07/09/24	301,828.13	4.40	648.01	300,934.56	304,793.10
US TREASURY N/B DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	375,000.00	AA+	Aa1	07/01/24	07/05/24	375,424.80	4.58	810.01	375,216.86	380,991.38
US TREASURY N/B DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	150,000.00	AA+	Aa1	08/08/24	08/09/24	152,009.77	3.89	3,031.59	151,082.67	151,992.15
US TREASURY N/B DTD 08/15/2024 3.750% 08/15/2027	91282CLG4	475,000.00	AA+	Aa1	09/05/24	09/06/24	476,781.25	3.61	6,728.09	476,006.31	476,966.98
US TREASURY N/B DTD 08/15/2024 3.750% 08/15/2027	91282CLG4	675,000.00	AA+	Aa1	09/04/24	09/05/24	677,162.11	3.63	9,560.97	676,220.06	677,795.18
US TREASURY N/B DTD 09/16/2024 3.375% 09/15/2027	91282CLL3	475,000.00	AA+	Aa1	10/01/24	10/04/24	473,088.87	3.52	4,782.80	473,873.45	474,127.90
US TREASURY N/B DTD 09/16/2024 3.375% 09/15/2027	91282CLL3	500,000.00	AA+	Aa1	10/02/24	10/04/24	497,656.25	3.54	5,034.53	498,618.11	499,082.00
US TREASURY N/B DTD 10/15/2024 3.875% 10/15/2027	91282CLO2	50,000.00	AA+	Aa1	10/31/24	11/04/24	49,654.30	4.13	415.18	49,785.62	50,334.00
US TREASURY N/B DTD 10/31/2025 3.500% 10/31/2027	91282CPE5	225,000.00	AA+	Aa1	11/03/25	11/04/25	224,569.34	3.60	1,348.76	224,603.45	225,052.65
US TREASURY N/B DTD 11/15/2024 4.125% 11/15/2027	91282CLX7	150,000.00	AA+	Aa1	12/05/24	12/06/24	150,023.44	4.12	803.35	150,015.23	151,710.90

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 11/15/2024 4.125% 11/15/2027	91282CLX7	300,000.00	AA+	Aa1	12/02/24	12/04/24	300,058.59	4.12	1,606.70	300,038.48	303,421.80
US TREASURY N/B DTD 11/15/2024 4.125% 11/15/2027	91282CLX7	300,000.00	AA+	Aa1	12/03/24	12/05/24	300,164.06	4.10	1,606.70	300,106.90	303,421.80
US TREASURY N/B DTD 12/16/2024 4.000% 12/15/2027	91282CMB4	525,000.00	AA+	Aa1	01/02/25	01/06/25	520,898.44	4.28	980.77	522,218.57	530,086.20
US TREASURY N/B DTD 01/15/2025 4.250% 01/15/2028	91282CMF5	525,000.00	AA+	Aa1	02/03/25	02/06/25	524,282.23	4.30	10,307.40	524,493.07	532,731.68
US TREASURY N/B DTD 02/18/2025 4.250% 02/15/2028	91282CMN8	75,000.00	AA+	Aa1	12/30/25	12/31/25	76,180.66	3.47	1,203.97	76,179.23	76,145.48
US TREASURY N/B DTD 02/18/2025 4.250% 02/15/2028	91282CMN8	200,000.00	AA+	Aa1	03/03/25	03/05/25	201,593.75	3.96	3,210.60	201,164.63	203,054.60
US TREASURY N/B DTD 03/17/2025 3.875% 03/15/2028	91282CMS7	425,000.00	AA+	Aa1	04/09/25	04/11/25	423,671.88	3.99	4,913.33	423,987.17	428,419.98
US TREASURY N/B DTD 05/15/2025 3.750% 05/15/2028	91282CND9	150,000.00	AA+	Aa1	05/12/25	05/15/25	149,068.36	3.97	730.32	149,255.42	150,814.50
US TREASURY N/B DTD 05/15/2025 3.750% 05/15/2028	91282CND9	200,000.00	AA+	Aa1	06/06/25	06/10/25	199,140.63	3.91	973.76	199,297.79	201,086.00
US TREASURY N/B DTD 05/15/2025 3.750% 05/15/2028	91282CND9	350,000.00	AA+	Aa1	06/05/25	06/09/25	348,632.81	3.89	1,704.07	348,883.90	351,900.50
US TREASURY N/B DTD 06/16/2025 3.875% 06/15/2028	91282CNH0	150,000.00	AA+	Aa1	06/11/25	06/16/25	149,443.36	4.01	271.46	149,539.71	151,289.10
US TREASURY N/B DTD 06/16/2025 3.875% 06/15/2028	91282CNH0	400,000.00	AA+	Aa1	07/02/25	07/07/25	401,234.38	3.76	723.90	401,039.46	403,437.60
US TREASURY N/B DTD 07/15/2025 3.875% 07/15/2028	91282CNM9	150,000.00	AA+	Aa1	08/01/25	08/06/25	149,894.53	3.90	2,685.12	149,908.43	151,265.70
US TREASURY N/B DTD 07/15/2025 3.875% 07/15/2028	91282CNM9	275,000.00	AA+	Aa1	07/28/25	07/30/25	275,000.00	3.87	4,922.72	275,000.00	277,320.45

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 08/15/2025 3.625% 08/15/2028	91282CNU1	150,000.00	AA+	Aa1	12/02/25	12/03/25	150,386.72	3.52	2,053.84	150,376.21	150,380.85
US TREASURY N/B DTD 08/15/2025 3.625% 08/15/2028	91282CNU1	975,000.00	AA+	Aa1	09/02/25	09/04/25	974,923.83	3.63	13,349.95	974,932.32	977,475.53
US TREASURY N/B DTD 09/15/2025 3.375% 09/15/2028	91282CNY3	1,150,000.00	AA+	Aa1	10/03/25	10/07/25	1,143,082.03	3.59	11,579.42	1,143,616.91	1,145,282.70
US TREASURY N/B DTD 11/17/2025 3.500% 11/15/2028	91282CPK1	75,000.00	AA+	Aa1	12/02/25	12/03/25	74,938.48	3.53	340.81	74,940.13	74,917.95
US TREASURY N/B DTD 11/17/2025 3.500% 11/15/2028	91282CPK1	150,000.00	AA+	Aa1	11/13/25	11/17/25	149,583.98	3.60	681.63	149,600.61	149,835.90
US TREASURY N/B DTD 11/17/2025 3.500% 11/15/2028	91282CPK1	675,000.00	AA+	Aa1	12/01/25	12/03/25	674,077.15	3.55	3,067.33	674,101.56	674,261.55
US TREASURY N/B DTD 12/15/2025 3.500% 12/15/2028	91282CPP0	150,000.00	AA+	Aa1	12/09/25	12/15/25	149,431.64	3.63	245.19	149,440.33	149,824.20
Security Type Sub-Total		11,900,000.00					11,890,780.31	3.89	105,622.19	11,890,453.35	11,970,971.29
Municipal Bond / Note											
LOS ANGELES UNIF SD-B DTD 05/13/2025 4.382% 07/01/2027	544647KX7	115,000.00	NR	Aa2	04/24/25	05/13/25	115,000.00	4.38	3,191.56	115,000.00	116,466.60
Security Type Sub-Total		115,000.00					115,000.00	4.38	3,191.56	115,000.00	116,466.60
Federal Agency Commercial Mortgage-Backed Security											
FHMS K054 A2 DTD 04/01/2016 2.745% 01/01/2026	3137BNGT5	38,708.41	AA+	Aa1	03/01/23	03/06/23	36,452.43	4.90	88.55	38,656.30	38,608.00
FNA 2016-M3 A2 DTD 03/01/2016 2.702% 02/01/2026	3136ARTE8	56,158.21	AA+	Aa1	10/06/22	10/12/22	52,981.76	4.51	126.45	56,016.80	55,970.19
FHMS K736 A2 DTD 09/01/2019 2.282% 07/01/2026	3137FNWX4	110,473.97	AA+	Aa1	10/05/23	10/11/23	102,503.45	5.05	210.08	108,854.46	109,559.24

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K057 A2 DTD 09/01/2016 2.570% 07/01/2026	3137BRQJ7	114,212.16	AA+	Aa1	03/02/23	03/07/23	106,208.38	4.81	244.60	112,871.63	113,396.80
FHMS K057 A2 DTD 09/01/2016 2.570% 07/01/2026	3137BRQJ7	114,212.16	AA+	Aa1	05/18/23	05/23/23	108,599.70	4.22	244.60	113,209.58	113,396.80
FHMS K058 A2 DTD 11/01/2016 2.653% 08/01/2026	3137BSP72	175,000.00	AA+	Aa1	04/12/23	04/17/23	167,036.13	4.10	386.90	173,457.33	173,501.13
FHMS K059 A2 DTD 11/01/2016 3.120% 09/01/2026	3137BSRE5	123,360.12	AA+	Aa1	11/15/23	11/20/23	116,840.34	5.11	320.74	121,559.73	122,597.76
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	80,983.99	AA+	Aa1	05/19/23	05/24/23	78,491.20	4.29	225.88	80,343.50	80,532.42
FHMS K063 A2 DTD 03/01/2017 3.430% 01/01/2027	3137BVZ82	190,000.00	AA+	Aa1	10/17/23	10/20/23	179,134.38	5.33	543.08	186,449.02	189,131.51
FNA 2024-M6 A2 DTD 11/01/2024 2.904% 07/01/2027	3136BTGM9	200,000.00	AA+	Aa1	12/12/24	12/17/24	193,000.00	4.32	484.00	195,679.01	197,684.20
FHMS K067 A2 DTD 09/01/2017 3.194% 07/01/2027	3137FAWS3	205,000.00	AA+	Aa1	06/04/25	06/09/25	200,659.77	4.23	545.64	201,757.95	203,171.60
FHMS K068 A2 DTD 10/01/2017 3.244% 08/01/2027	3137FBBX3	125,000.00	AA+	Aa1	06/17/24	06/21/24	119,248.05	4.80	337.92	121,889.40	123,902.38
FHMS K069 A2 DTD 11/01/2017 3.187% 09/01/2027	3137FBU79	92,258.01	AA+	Aa1	06/17/24	06/21/24	87,796.47	4.78	245.02	89,789.33	91,268.92
FHMS K739 A2 DTD 11/01/2020 1.336% 09/01/2027	3137F64P9	220,432.98	AA+	Aa1	10/30/24	11/04/24	203,513.02	4.14	245.42	210,009.31	212,758.61
FHMS K074 A2 DTD 03/01/2018 3.600% 01/01/2028	3137F4D41	134,860.20	AA+	Aa1	02/27/25	03/04/25	131,968.08	4.39	404.58	132,751.57	134,217.05
FHMS K075 A2 DTD 04/01/2018 3.650% 02/01/2028	3137F4X72	120,000.00	AA+	Aa1	05/21/25	05/27/25	117,735.94	4.40	365.00	118,147.97	119,535.24
FHMS K075 A2 DTD 04/01/2018 3.650% 02/01/2028	3137F4X72	140,000.00	AA+	Aa1	03/05/25	03/10/25	137,555.47	4.28	425.83	138,189.52	139,457.78

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K076 A2 DTD 05/01/2018 3.900% 04/01/2028	3137FEZU7	225,000.00	AA+	Aa1	03/04/25	03/07/25	222,521.48	4.27	731.25	223,132.90	225,240.98
FHMS K077 A2 DTD 06/01/2018 3.850% 05/01/2028	3137FG6X8	140,000.00	AA+	Aa1	06/06/25	06/11/25	138,036.72	4.35	449.17	138,384.86	140,002.94
FHMS K743 A2 DTD 06/01/2021 1.770% 05/01/2028	3137H14B9	200,000.00	AA+	Aa1	05/22/25	05/28/25	185,992.19	4.32	295.00	188,301.40	190,911.00
FHMS K079 A2 DTD 08/01/2018 3.926% 06/01/2028	3137FGZT5	240,000.00	AA+	Aa1	04/16/25	04/22/25	237,609.38	4.26	785.20	238,100.52	240,351.12
Security Type Sub-Total		3,045,660.22					2,923,884.34	4.47	7,704.91	2,987,552.09	3,015,195.67
Corporate Note											
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 02/09/2023 4.450% 03/13/2026	63743HFH0	20,000.00	A-	A2	02/02/23	02/09/23	19,985.80	4.47	267.00	19,999.08	20,005.20
CHARLES SCHWAB CORP (CALLABLE) DTD 05/13/2021 1.150% 05/13/2026	808513BR5	100,000.00	A-	A2	08/01/24	08/02/24	93,667.00	4.91	153.33	98,654.02	99,012.80
AMERICAN HONDA FINANCE DTD 07/07/2023 5.250% 07/07/2026	02665WEK3	55,000.00	A-	A3	07/05/23	07/07/23	54,932.35	5.29	1,395.63	54,988.35	55,380.55
AMERICAN EXPRESS CO (CALLABLE) DTD 11/04/2021 1.650% 11/04/2026	025816CM9	100,000.00	A-	A2	06/18/24	06/20/24	92,036.00	5.26	261.25	97,064.70	98,183.60
PACCAR FINANCIAL CORP DTD 11/25/2024 4.500% 11/25/2026	69371RT55	35,000.00	A+	A1	11/18/24	11/25/24	34,970.25	4.54	157.50	34,986.31	35,245.28
WELLS FARGO BANK NA (CALLABLE) DTD 12/11/2023 5.254% 12/11/2026	94988J6F9	290,000.00	A+	Aa2	12/04/23	12/11/23	290,000.00	5.25	846.48	290,000.00	293,495.37
CATERPILLAR FINL SERVICE DTD 01/08/2024 4.500% 01/08/2027	14913UAE0	95,000.00	A	A2	01/02/24	01/08/24	94,897.40	4.54	2,054.38	94,963.59	95,690.56
PNC FINANCIAL SERVICES (CALLABLE) DTD 01/24/2023 4.758% 01/26/2027	693475BL8	15,000.00	A-	A3	01/19/23	01/24/23	15,000.00	4.76	307.29	15,000.00	15,005.96
TEXAS INSTRUMENTS INC (CALLABLE) DTD 02/08/2024 4.600% 02/08/2027	882508CE2	115,000.00	A+	Aa3	02/05/24	02/08/24	114,926.40	4.62	2,101.31	114,971.90	115,981.30

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
ELI LILLY & CO (CALLABLE) DTD 02/09/2024 4.500% 02/09/2027	532457CJ5	130,000.00	A+	Aa3	02/07/24	02/09/24	129,931.10	4.52	2,307.50	129,973.67	131,088.10
CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.800% 02/26/2027	17275RBO4	160,000.00	AA-	A1	02/21/24	02/26/24	159,792.00	4.85	2,666.67	159,916.76	161,793.76
CHARLES SCHWAB CORP (CALLABLE) DTD 03/02/2017 3.200% 03/02/2027	808513AO8	110,000.00	A-	A2	04/23/25	04/24/25	107,500.80	4.49	1,163.56	108,401.71	109,123.85
JOHN DEERE CAPITAL CORP DTD 03/07/2024 4.850% 03/05/2027	24422EXM6	110,000.00	A	A1	03/04/24	03/07/24	109,897.70	4.88	1,719.06	109,958.11	111,384.24
AMERICAN HONDA FINANCE DTD 03/13/2024 4.900% 03/12/2027	02665WFD8	80,000.00	A-	A3	03/11/24	03/13/24	79,956.00	4.92	1,186.89	79,981.73	80,840.24
STATE STREET CORP (CALLABLE) DTD 03/18/2024 4.993% 03/18/2027	857477CL5	70,000.00	A	Aa3	03/13/24	03/18/24	70,000.00	4.99	999.99	70,000.00	70,937.30
HORMEL FOODS CORP (CALLABLE) DTD 03/08/2024 4.800% 03/30/2027	440452AK6	55,000.00	A-	A2	03/05/24	03/08/24	54,946.65	4.84	667.33	54,983.80	55,591.03
HORMEL FOODS CORP (CALLABLE) DTD 03/08/2024 4.800% 03/30/2027	440452AK6	55,000.00	A-	A2	03/05/24	03/08/24	54,946.65	4.84	667.33	54,983.80	55,591.03
ADOBE INC (CALLABLE) DTD 04/04/2024 4.850% 04/04/2027	00724PAE9	80,000.00	A+	A1	04/01/24	04/04/24	79,960.00	4.87	937.67	79,982.55	81,076.40
UNITEDHEALTH GROUP INC (CALLABLE) DTD 03/21/2024 4.600% 04/15/2027	91324PEY4	195,000.00	A+	A2	03/19/24	03/21/24	193,640.85	4.85	1,893.67	194,405.09	196,633.52
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	80,000.00	A+	A1	05/15/24	05/21/24	80,000.00	5.41	481.24	80,000.00	80,419.28
HOME DEPOT INC (CALLABLE) DTD 06/25/2024 4.875% 06/25/2027	437076DB5	40,000.00	A	A2	06/17/24	06/25/24	39,867.60	5.00	32.50	39,932.14	40,676.40
BLACKROCK FUNDING INC (CALLABLE) DTD 07/26/2024 4.600% 07/26/2027	09290DAH4	130,000.00	AA-	Aa3	07/17/24	07/26/24	129,996.10	4.60	2,574.72	129,998.05	131,710.02
HONEYWELL INTERNATIONAL (CALLABLE) DTD 08/01/2024 4.650% 07/30/2027	438516CX2	130,000.00	A	A2	07/29/24	08/01/24	129,996.10	4.65	2,535.54	129,998.04	131,667.38

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
PACCAR FINANCIAL CORP DTD 08/06/2024 4.450% 08/06/2027	69371RT30	70,000.00	A+	A1	08/01/24	08/06/24	69,906.90	4.50	1,254.65	69,949.01	70,808.36
UNILEVER CAPITAL CORP (CALLABLE) DTD 08/12/2024 4.250% 08/12/2027	904764BU0	100,000.00	A+	A1	08/08/24	08/12/24	99,869.00	4.30	1,640.97	99,927.51	100,850.20
AMAZON.COM INC (CALLABLE) DTD 06/06/2018 3.150% 08/22/2027	023135BC9	140,000.00	AA	A1	04/09/25	04/10/25	136,409.00	4.30	1,580.25	137,471.42	138,862.36
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	100,000.00	A	A2	04/24/25	04/25/25	96,766.00	4.24	832.22	97,660.27	98,419.90
ACCENTURE CAPITAL INC (CALLABLE) DTD 10/04/2024 3.900% 10/04/2027	00440KAA1	35,000.00	AA-	Aa3	10/01/24	10/04/24	34,954.85	3.95	329.88	34,972.93	35,136.22
TOYOTA MOTOR CREDIT CORP DTD 10/10/2024 4.350% 10/08/2027	89236TMS1	35,000.00	A+	A1	10/07/24	10/10/24	34,986.35	4.36	351.02	34,991.75	35,338.73
AMERICAN HONDA FINANCE DTD 10/23/2024 4.450% 10/22/2027	02665WFT3	65,000.00	A-	A3	10/21/24	10/23/24	64,955.15	4.47	554.40	64,972.31	65,556.73
JPMORGAN CHASE & CO (CALLABLE) DTD 10/23/2023 6.070% 10/22/2027	46647PDW3	120,000.00	A	A1	10/16/23	10/23/23	120,000.00	6.07	1,396.10	120,000.00	121,886.64
PFIZER INC DTD 11/21/2025 3.875% 11/15/2027	717081FJ7	85,000.00	A	A2	11/18/25	11/21/25	84,990.65	3.88	365.97	84,991.18	85,278.72
BP CAP MARKETS AMERICA (CALLABLE) DTD 05/17/2024 5.017% 11/17/2027	10373OBY5	140,000.00	A-	A1	05/15/24	05/17/24	140,000.00	5.02	858.46	140,000.00	142,767.80
NATIONAL RURAL UTIL COOP DTD 12/10/2025 3.950% 12/10/2027	63743HGB2	170,000.00	NR	A2	12/01/25	12/10/25	169,874.20	3.99	391.71	169,877.96	170,639.03
MASTERCARD INC (CALLABLE) DTD 09/05/2024 4.100% 01/15/2028	57636OBA1	60,000.00	A+	Aa3	09/03/24	09/05/24	59,967.00	4.12	1,134.33	59,979.55	60,465.48
ADOBE INC (CALLABLE) DTD 01/17/2025 4.750% 01/17/2028	00724PAH2	120,000.00	A+	A1	01/14/25	01/17/25	119,936.40	4.77	2,596.67	119,955.86	122,378.04
COOPERAT RABOBANK UA/NY DTD 01/21/2025 4.883% 01/21/2028	21688ABK7	275,000.00	A+	Aa2	01/13/25	01/21/25	275,000.00	4.88	5,968.11	275,000.00	281,161.10

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 02/07/2018 3.400% 02/07/2028	637432NP6	80,000.00	A-	A1	08/07/25	08/08/25	78,531.20	4.18	1,088.00	78,755.32	79,212.96
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.450% 02/07/2028	713448GA0	200,000.00	A+	A1	02/05/25	02/07/25	199,916.00	4.47	3,560.00	199,940.12	202,922.00
CISCO SYSTEMS INC (CALLABLE) DTD 02/24/2025 4.550% 02/24/2028	17275RBW1	50,000.00	AA-	A1	02/19/25	02/24/25	49,946.00	4.59	802.57	49,960.68	50,812.25
HERSHEY COMPANY (CALLABLE) DTD 02/24/2025 4.550% 02/24/2028	427866BK3	55,000.00	A	A1	02/19/25	02/24/25	54,962.05	4.57	882.83	54,972.42	55,864.44
MASTERCARD INC (CALLABLE) DTD 02/27/2025 4.550% 03/15/2028	57636QBF0	70,000.00	A+	Aa3	02/18/25	02/27/25	69,946.80	4.58	937.81	69,960.94	71,165.78
ADVANCED MICRO DEVICES (CALLABLE) DTD 03/24/2025 4.319% 03/24/2028	007903BJ5	100,000.00	A	A1	03/10/25	03/24/25	100,000.00	4.32	1,163.73	100,000.00	101,055.90
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	100,000.00	A	A1	04/15/24	04/22/24	100,000.00	5.57	1,067.78	100,000.00	101,989.30
GOLDMAN SACHS GROUP INC (CALLABLE) DTD 04/23/2025 4.937% 04/23/2028	38141GC77	70,000.00	BBB+	A2	04/15/25	04/23/25	70,000.00	4.94	652.78	70,000.00	70,799.54
STATE STREET CORP (CALLABLE) DTD 04/24/2025 4.543% 04/24/2028	857477DA8	60,000.00	A	Aa3	04/22/25	04/24/25	60,000.00	4.54	507.30	60,000.00	60,493.20
CINTAS CORPORATION NO. 2 (CALLABLE) DTD 05/02/2025 4.200% 05/01/2028	17252MAR1	85,000.00	A-	A3	04/28/25	05/02/25	84,891.20	4.25	595.00	84,914.23	85,421.94
CITIGROUP INC (CALLABLE) DTD 05/07/2025 4.643% 05/07/2028	172967PZ8	145,000.00	BBB+	A3	05/01/25	05/07/25	145,000.00	4.64	1,009.85	145,000.00	146,177.11
CUMMINS INC (CALLABLE) DTD 05/09/2025 4.250% 05/09/2028	231021AY2	15,000.00	A	A2	05/06/25	05/09/25	14,989.50	4.28	92.08	14,991.65	15,116.91
BANK OF NY MELLON CORP (CALLABLE) DTD 06/10/2025 4.441% 06/09/2028	06406RCH8	60,000.00	A	Aa3	06/03/25	06/10/25	60,000.00	4.44	162.84	60,000.00	60,453.00
AIR PRODUCTS & CHEMICALS (CALLABLE) DTD 06/11/2025 4.300% 06/11/2028	009158BN5	140,000.00	A	A2	06/09/25	06/11/25	139,906.20	4.32	334.44	139,922.86	141,427.58

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
TARGET CORP (CALLABLE) DTD 06/10/2025 4.350% 06/15/2028	87612EBU9	35,000.00	A	A2	06/05/25	06/10/25	34,999.65	4.35	67.67	34,999.76	35,409.33
ANALOG DEVICES INC (CALLABLE) DTD 06/16/2025 4.250% 06/15/2028	032654BD6	150,000.00	A-	A2	06/12/25	06/16/25	149,838.00	4.29	283.33	149,866.08	151,236.75
AMERICAN EXPRESS CO (CALLABLE) DTD 07/26/2024 5.043% 07/26/2028	025816DV8	20,000.00	A-	A2	07/22/24	07/26/24	20,000.00	5.04	434.26	20,000.00	20,337.58
PACCAR FINANCIAL CORP DTD 08/08/2025 4.000% 08/08/2028	69371RT97	100,000.00	A+	A1	08/04/25	08/08/25	99,941.00	4.02	1,588.89	99,948.61	100,611.30
CHEVRON USA INC (CALLABLE) DTD 08/13/2025 4.050% 08/13/2028	166756BH8	210,000.00	AA-	Aa2	08/11/25	08/13/25	209,983.20	4.05	3,260.25	209,985.54	211,620.36
LOCKHEED MARTIN CORP (CALLABLE) DTD 07/28/2025 4.150% 08/15/2028	539830CK3	30,000.00	A-	A2	07/23/25	07/28/25	29,961.90	4.19	529.13	29,966.97	30,191.04
LOCKHEED MARTIN CORP (CALLABLE) DTD 07/28/2025 4.150% 08/15/2028	539830CK3	110,000.00	A-	A2	11/04/25	11/05/25	110,605.00	3.94	1,940.13	110,572.13	110,700.48
CATERPILLAR FINL SERVICE DTD 08/15/2025 4.100% 08/15/2028	14913UBB5	115,000.00	A	A2	08/11/25	08/15/25	114,983.90	4.11	1,781.22	114,985.85	115,745.78
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	45,000.00	NR	A2	08/19/25	08/25/25	44,949.60	4.19	653.63	44,955.20	45,235.44
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	45,000.00	NR	A2	08/20/25	08/25/25	45,000.00	4.15	653.63	45,000.00	45,235.44
TOYOTA MOTOR CREDIT CORP DTD 09/05/2025 4.050% 09/05/2028	89236TNR2	100,000.00	A+	A1	09/02/25	09/05/25	99,877.00	4.09	1,305.00	99,889.77	100,501.60
COOPERAT RABOBANK UA/NY DTD 10/17/2025 3.957% 10/17/2028	21688ABP6	250,000.00	A+	Aa2	10/09/25	10/17/25	250,000.00	3.96	2,033.46	250,000.00	251,047.75
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 3.900% 11/05/2028	66989HAX6	65,000.00	AA-	Aa3	11/04/25	11/05/25	65,016.25	3.89	394.33	65,015.51	65,211.58
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 3.900% 11/05/2028	66989HAX6	75,000.00	AA-	Aa3	11/03/25	11/05/25	74,983.50	3.91	455.00	74,984.40	75,244.13

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
PACCAR FINANCIAL CORP DTD 11/07/2025 4.000% 11/07/2028	69371RU20	65,000.00	A+	A1	11/05/25	11/07/25	64,963.60	4.02	390.00	64,965.33	65,303.88
ALPHABET INC (CALLABLE) DTD 11/06/2025 3.875% 11/15/2028	02079KAV9	20,000.00	AA+	Aa2	11/03/25	11/06/25	19,982.80	3.91	118.40	19,983.64	20,097.56
AUST & NZ BANKING GRP NY DTD 12/08/2025 3.919% 12/08/2028	05253JB83	250,000.00	AA-	Aa2	12/01/25	12/08/25	250,000.00	3.92	625.95	250,000.00	250,832.75
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	230,000.00	A-	A1	01/17/25	01/24/25	230,000.00	4.98	4,994.21	230,000.00	234,304.22
MERCK & CO INC (CALLABLE) DTD 12/04/2025 3.850% 03/15/2029	58933YBW4	85,000.00	A+	Aa3	12/01/25	12/04/25	84,874.20	3.90	245.44	84,877.13	84,971.78
MORGAN STANLEY (CALLABLE) DTD 04/17/2025 4.994% 04/12/2029	61747YFY6	75,000.00	A-	A1	04/14/25	04/17/25	75,000.00	4.99	821.93	75,000.00	76,485.53
AMERICAN EXPRESS CO (CALLABLE) DTD 04/25/2025 4.731% 04/25/2029	025816ED7	40,000.00	A-	A2	04/22/25	04/25/25	40,063.20	4.69	346.94	40,049.57	40,613.72
AMERICAN EXPRESS CO (CALLABLE) DTD 04/25/2025 4.731% 04/25/2029	025816ED7	50,000.00	A-	A2	04/21/25	04/25/25	50,000.00	4.73	433.68	50,000.00	50,767.15
PNC FINANCIAL SERVICES (CALLABLE) DTD 06/12/2023 5.582% 06/12/2029	693475BR5	125,000.00	A-	A3	11/03/25	11/04/25	129,296.25	4.54	368.26	129,048.92	129,640.00
WELLS FARGO & COMPANY (CALLABLE) DTD 09/15/2025 4.078% 09/15/2029	95000U4A8	125,000.00	BBB+	A1	11/03/25	11/04/25	124,600.00	4.17	1,500.93	124,615.39	124,899.63
MORGAN STANLEY (CALLABLE) DTD 10/22/2025 4.133% 10/18/2029	61748UAK8	105,000.00	A-	A1	10/17/25	10/22/25	105,000.00	4.13	831.77	105,000.00	104,966.19
GOLDMAN SACHS GROUP INC (CALLABLE) DTD 10/21/2025 4.153% 10/21/2029	38141GD27	215,000.00	BBB+	A2	10/14/25	10/21/25	215,000.00	4.15	1,736.18	215,000.00	214,951.84
Security Type Sub-Total		7,730,000.00					7,705,470.25	4.53	87,283.21	7,720,021.17	7,795,157.20
Certificate of Deposit											
NATIXIS NY BRANCH DTD 09/20/2023 5.610% 09/18/2026	63873OP65	200,000.00	A-1	P-1	09/18/23	09/20/23	200,000.00	5.61	3,272.50	200,000.00	202,515.00

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Certificate of Deposit											
Security Type Sub-Total		200,000.00					200,000.00	5.61	3,272.50	200,000.00	202,515.00
Asset-Backed Security											
COPAR 2022-1 A3 DTD 05/04/2022 3.170% 04/15/2027	14043QAC6	4,764.24	AAA	NR	04/26/22	05/04/22	4,763.20	3.17	6.71	4,763.97	4,760.98
TAOT 2022-C A3 DTD 08/16/2022 3.760% 04/15/2027	89231CAD9	7,437.74	AAA	NR	08/08/22	08/16/22	7,436.49	3.76	12.43	7,437.39	7,436.36
CARMX 2022-3 A3 DTD 07/20/2022 3.970% 04/15/2027	14318MAD1	11,780.10	AAA	NR	07/12/22	07/20/22	11,779.82	3.97	20.79	11,780.02	11,779.72
HART 2023-A A3 DTD 04/12/2023 4.580% 04/15/2027	448979AD6	13,768.91	AAA	NR	04/04/23	04/12/23	13,767.57	4.58	28.03	13,768.48	13,780.56
GMCAR 2022-3 A3 DTD 07/13/2022 3.640% 04/16/2027	36265WAD5	220.14	NR	Aaa	07/06/22	07/13/22	220.14	3.64	0.33	220.14	220.10
COPAR 2022-2 A3 DTD 08/10/2022 3.660% 05/17/2027	14043GAD6	10,346.94	AAA	Aaa	08/02/22	08/10/22	10,346.20	3.66	16.83	10,346.72	10,343.15
ALLYA 2022-2 A3 DTD 10/12/2022 4.760% 05/17/2027	02008MAC3	18,538.03	AAA	Aaa	10/04/22	10/12/22	18,537.80	4.76	39.22	18,537.96	18,551.12
CARMX 2022-4 A3 DTD 10/31/2022 5.340% 08/16/2027	14318UAD3	30,005.12	AAA	NR	10/26/22	10/31/22	29,998.08	5.35	71.21	30,002.73	30,090.60
GMCAR 2022-4 A3 DTD 10/12/2022 4.820% 08/16/2027	36265QAD8	32,966.71	AAA	NR	10/04/22	10/12/22	32,961.31	4.82	66.21	32,964.90	33,013.13
MBART 2022-1 A3 DTD 11/22/2022 5.210% 08/16/2027	58768PAC8	35,763.37	AAA	Aaa	11/15/22	11/22/22	35,756.30	5.21	82.81	35,760.94	35,868.77
TAOT 2023-A A3 DTD 01/30/2023 4.630% 09/15/2027	891940AC2	27,394.12	AAA	NR	01/24/23	01/30/23	27,394.11	4.63	56.37	27,394.12	27,457.07
MBART 2023-1 A3 DTD 01/25/2023 4.510% 11/15/2027	58770AAC7	14,052.44	AAA	NR	01/18/23	01/25/23	14,050.75	4.51	28.17	14,051.78	14,075.90

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
NAROT 2023-A A3 DTD 04/26/2023 4.910% 11/15/2027	65480WAD3	57,496.18	NR	Aaa	04/18/23	04/26/23	57,486.02	4.91	125.47	57,492.00	57,659.47
HDMOT 2023-A A3 DTD 02/23/2023 5.050% 12/15/2027	41285JAD0	25,275.01	NR	Aaa	02/13/23	02/23/23	25,272.46	5.05	56.73	25,273.97	25,351.11
TAOT 2023-B A3 DTD 05/23/2023 4.710% 02/15/2028	891941AD8	53,486.34	NR	Aaa	05/16/23	05/23/23	53,483.35	4.71	111.96	53,485.00	53,688.36
BMWOT 2023-A A3 DTD 07/18/2023 5.470% 02/25/2028	05592XAD2	19,099.35	AAA	NR	07/11/23	07/18/23	19,095.97	5.47	17.41	19,097.77	19,214.56
FORDO 2023-B A3 DTD 06/26/2023 5.230% 05/15/2028	344930AD4	42,684.09	AAA	NR	06/21/23	06/26/23	42,683.51	5.23	99.22	42,683.81	42,960.00
ALLYA 2023-1 A3 DTD 07/19/2023 5.460% 05/15/2028	02007WAC2	49,032.51	NR	Aaa	07/11/23	07/19/23	49,024.15	5.48	118.99	49,028.40	49,392.66
BMWLT 2025-1 A3 DTD 06/10/2025 4.430% 06/26/2028	096912AD2	55,000.00	AAA	NR	06/03/25	06/10/25	54,998.79	4.43	40.61	54,999.10	55,475.31
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	104,369.61	AAA	Aaa	08/15/23	08/23/23	104,363.14	5.53	256.52	104,366.20	105,234.94
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	70,000.00	NR	Aaa	12/07/23	12/14/23	69,990.60	4.98	154.93	69,994.39	70,726.60
NAROT 2024-A A3 DTD 05/22/2024 5.280% 12/15/2028	65479UAD0	197,307.55	NR	Aaa	05/14/24	05/22/24	197,289.12	5.28	463.02	197,295.16	199,048.00
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	225,000.00	AAA	NR	01/24/24	01/31/24	224,965.73	4.60	460.00	224,978.34	227,015.78
TAOT 2024-C A3 DTD 07/30/2024 4.880% 03/15/2029	89237OAD2	80,000.00	AAA	NR	07/23/24	07/30/24	79,999.95	4.88	173.51	80,000.00	80,839.92
HART 2024-B A3 DTD 07/24/2024 4.840% 03/15/2029	44934OAD3	90,000.00	AAA	NR	07/16/24	07/24/24	89,986.42	4.84	193.60	89,990.40	91,006.56
HAROT 2024-3 A3 DTD 08/21/2024 4.570% 03/21/2029	43813YAC6	120,000.00	NR	Aaa	08/09/24	08/21/24	119,981.15	4.57	152.33	119,986.36	120,912.00

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
GMCAR 2024-3 A3 DTD 07/10/2024 5.130% 04/16/2029	38013KAD2	100,000.00	AAA	Aaa	07/02/24	07/10/24	99,984.61	5.13	213.75	99,989.12	101,055.60
HART 2024-C A3 DTD 10/16/2024 4.410% 05/15/2029	448976AD2	90,000.00	AAA	NR	10/08/24	10/16/24	89,993.41	4.41	176.40	89,995.21	90,709.47
TAOT 2024-D A3 DTD 10/17/2024 4.400% 06/15/2029	89239TAD4	50,000.00	AAA	Aaa	10/10/24	10/17/24	49,997.21	4.40	97.78	49,997.92	50,347.75
FORDO 2024-C A3 DTD 09/20/2024 4.070% 07/15/2029	34532UAD1	120,000.00	AAA	NR	09/17/24	09/20/24	119,999.18	4.07	217.07	119,999.61	120,370.44
ALLYA 2024-2 A3 DTD 09/27/2024 4.140% 07/16/2029	02007NAC2	79,530.80	AAA	NR	09/24/24	09/27/24	79,522.58	4.14	146.34	79,524.78	79,660.51
VALET 2024-1 A3 DTD 11/26/2024 4.630% 07/20/2029	92868RAD0	70,000.00	AAA	Aaa	11/19/24	11/26/24	69,993.41	4.63	99.03	69,994.96	70,867.51
TAOT 2025-A A3 DTD 01/29/2025 4.640% 08/15/2029	89240JAD3	125,000.00	NR	Aaa	01/22/25	01/29/25	124,994.99	4.64	257.78	124,996.26	126,338.00
GMCAR 2024-4 A3 DTD 10/16/2024 4.400% 08/16/2029	38014AAD3	70,000.00	AAA	Aaa	10/08/24	10/16/24	69,986.52	4.40	128.33	69,989.70	70,524.86
VALET 2025-1 A3 DTD 03/25/2025 4.500% 08/20/2029	92868MAD1	125,000.00	NR	Aaa	03/18/25	03/25/25	124,995.75	4.50	171.88	124,996.65	126,298.00
COMET 2024-A1 A DTD 09/24/2024 3.920% 09/15/2029	14041NGE5	240,000.00	AAA	NR	09/17/24	09/24/24	239,953.15	3.92	418.13	239,964.46	240,672.00
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	195,000.00	AAA	NR	02/04/25	02/11/25	194,993.99	4.57	247.54	194,995.34	197,161.97
BMWOT 2025-A A3 DTD 02/12/2025 4.560% 09/25/2029	096924AD7	135,000.00	AAA	Aaa	02/04/25	02/12/25	134,986.70	4.56	102.60	134,989.36	136,357.70
HAROT 2025-2 A3 DTD 05/08/2025 4.150% 10/15/2029	437921AD1	60,000.00	NR	Aaa	04/29/25	05/08/25	59,993.30	4.15	110.67	59,994.33	60,367.02
WFCIT 2024-A2 A DTD 10/24/2024 4.290% 10/15/2029	92970QAE5	125,000.00	AAA	Aaa	10/17/24	10/24/24	124,981.43	4.29	238.33	124,985.60	126,210.88

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	170,000.00	AAA	NR	03/04/25	03/12/25	169,974.92	4.32	326.40	169,979.24	171,258.85
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	100,000.00	AAA	NR	04/24/25	04/30/25	99,994.27	4.34	192.89	99,995.37	100,784.70
GMCAR 2025-1 A3 DTD 01/15/2025 4.620% 12/17/2029	362955AD8	85,000.00	NR	Aaa	01/09/25	01/15/25	84,993.68	4.62	174.53	84,995.09	85,872.95
NAROT 2025-A A3 DTD 05/27/2025 4.490% 12/17/2029	65481GAD7	105,000.00	NR	Aaa	05/20/25	05/27/25	104,979.84	4.49	209.53	104,982.50	106,373.72
MBART 2025-1 A3 DTD 01/23/2025 4.780% 12/17/2029	58773DAD6	120,000.00	NR	Aaa	01/14/25	01/23/25	119,974.48	4.78	254.93	119,979.25	121,736.76
AMXCA 2025-1 A DTD 02/11/2025 4.560% 12/17/2029	02582JKM1	260,000.00	AAA	NR	02/04/25	02/11/25	259,942.25	4.57	526.93	259,952.03	264,205.76
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	55,000.00	AAA	NR	10/07/25	10/16/25	54,992.15	3.96	96.80	54,992.55	55,168.85
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	110,000.00	AAA	Aaa	07/22/25	07/30/25	109,988.41	4.11	200.93	109,989.40	110,762.63
VALET 2025-2 A3 DTD 11/25/2025 3.920% 03/20/2030	92869OAD1	100,000.00	NR	Aaa	11/18/25	11/25/25	99,983.22	3.92	119.78	99,983.69	100,246.70
VZMT 2025-3 A1A DTD 03/31/2025 4.510% 03/20/2030	92348KDY6	150,000.00	NR	Aaa	03/25/25	03/31/25	149,993.55	4.51	206.71	149,994.82	151,192.20
FORDO 2025-B A3 DTD 09/26/2025 3.910% 04/15/2030	34532BAG6	110,000.00	NR	Aaa	09/23/25	09/26/25	109,988.13	3.91	191.16	109,989.16	110,388.85
AMXCA 2025-2 A DTD 05/13/2025 4.280% 04/15/2030	02582JKP4	190,000.00	AAA	NR	05/06/25	05/13/25	189,996.56	4.28	361.42	189,997.03	192,168.66
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	125,000.00	AAA	NR	06/05/25	06/12/25	124,999.52	4.31	239.44	125,000.00	126,502.87
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	275,000.00	AAA	Aaa	06/18/25	06/26/25	274,925.39	4.31	328.47	274,932.42	278,193.30

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	65,000.00	AAA	NR	10/28/25	11/05/25	64,986.23	3.85	111.22	64,986.76	65,030.22
COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2	170,000.00	AAA	NR	09/09/25	09/16/25	169,967.77	3.82	288.62	169,970.03	170,097.41
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	95,000.00	AAA	NR	11/05/25	11/12/25	94,991.96	3.99	168.47	94,992.26	95,364.90
Security Type Sub-Total		5,265,319.30					5,264,680.69	4.48	9,477.27	5,264,824.95	5,308,193.77
Managed Account Sub-Total		28,255,979.52					28,099,815.59	4.25	216,551.64	28,177,851.56	28,408,499.53
Securities Sub-Total		\$28,255,979.52					\$28,099,815.59	4.25%	\$216,551.64	\$28,177,851.56	\$28,408,499.53
Accrued Interest											\$216,551.64
Total Investments											\$28,625,051.17

Managed Account Fair Market Value & Analytics

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note											
US TREASURY N/B	DTD 05/15/2024 4.500% 05/15/2027	91282CKR1	100,000.00	WellsFar		101.33	101,328.10	1,355.44	1,341.50	1.31	3.48
US TREASURY N/B	DTD 05/15/2024 4.500% 05/15/2027	91282CKR1	650,000.00	Nomura		101.33	658,632.65	8,886.55	8,754.72	1.31	3.48
US TREASURY N/B	DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	150,000.00	MorganSt		101.60	152,396.55	1,875.07	2,132.35	1.40	3.47
US TREASURY N/B	DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	275,000.00	JPMorgan		101.60	279,393.68	2,739.38	3,546.21	1.40	3.47
US TREASURY N/B	DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	300,000.00	MorganSt		101.60	304,793.10	2,964.97	3,858.54	1.40	3.47
US TREASURY N/B	DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	375,000.00	BOFAML		101.60	380,991.38	5,566.58	5,774.52	1.40	3.47
US TREASURY N/B	DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	150,000.00	JPMorgan		101.33	151,992.15	(17.62)	909.48	1.45	3.46
US TREASURY N/B	DTD 08/15/2024 3.750% 08/15/2027	91282CLG4	475,000.00	WellsFar		100.41	476,966.98	185.73	960.67	1.54	3.46
US TREASURY N/B	DTD 08/15/2024 3.750% 08/15/2027	91282CLG4	675,000.00	CABRERA		100.41	677,795.18	633.07	1,575.12	1.54	3.46
US TREASURY N/B	DTD 09/16/2024 3.375% 09/15/2027	91282CLL3	475,000.00	MorganSt		99.82	474,127.90	1,039.03	254.45	1.63	3.47
US TREASURY N/B	DTD 09/16/2024 3.375% 09/15/2027	91282CLL3	500,000.00	JPMorgan		99.82	499,082.00	1,425.75	463.89	1.63	3.47
US TREASURY N/B	DTD 10/15/2024 3.875% 10/15/2027	91282CLQ2	50,000.00	MorganSt		100.67	50,334.00	679.70	548.38	1.71	3.46
US TREASURY N/B	DTD 10/31/2025 3.500% 10/31/2027	91282CPE5	225,000.00	CABRERA		100.02	225,052.65	483.31	449.20	1.75	3.46
US TREASURY N/B	DTD 11/15/2024 4.125% 11/15/2027	91282CLX7	150,000.00	JPMorgan		101.14	151,710.90	1,687.46	1,695.67	1.78	3.46
US TREASURY N/B	DTD 11/15/2024 4.125% 11/15/2027	91282CLX7	300,000.00	JPMorgan		101.14	303,421.80	3,363.21	3,383.32	1.78	3.46
US TREASURY N/B	DTD 11/15/2024 4.125% 11/15/2027	91282CLX7	300,000.00	MorganSt		101.14	303,421.80	3,257.74	3,314.90	1.78	3.46
US TREASURY N/B	DTD 12/16/2024 4.000% 12/15/2027	91282CMB4	525,000.00	Nomura		100.97	530,086.20	9,187.76	7,867.63	1.86	3.46

Managed Account Fair Market Value & Analytics

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Dated Date/Coupon/Maturity										
U.S. Treasury Bond / Note										
US TREASURY N/B	91282CMF5	525,000.00	JPMorgan		101.47	532,731.68	8,449.45	8,238.61	1.90	3.47
DTD 01/15/2025 4.250% 01/15/2028										
US TREASURY N/B	91282CMN8	75,000.00	JPMorgan		101.53	76,145.48	(35.18)	(33.75)	1.99	3.47
DTD 02/18/2025 4.250% 02/15/2028										
US TREASURY N/B	91282CMN8	200,000.00	MorganSt		101.53	203,054.60	1,460.85	1,889.97	1.99	3.47
DTD 02/18/2025 4.250% 02/15/2028										
US TREASURY N/B	91282CMS7	425,000.00	JPMorgan		100.80	428,419.98	4,748.10	4,432.81	2.07	3.46
DTD 03/17/2025 3.875% 03/15/2028										
US TREASURY N/B	91282CND9	150,000.00	JPMorgan		100.54	150,814.50	1,746.14	1,559.08	2.24	3.47
DTD 05/15/2025 3.750% 05/15/2028										
US TREASURY N/B	91282CND9	200,000.00	JPMorgan		100.54	201,086.00	1,945.37	1,788.21	2.24	3.47
DTD 05/15/2025 3.750% 05/15/2028										
US TREASURY N/B	91282CND9	350,000.00	JPMorgan		100.54	351,900.50	3,267.69	3,016.60	2.24	3.47
DTD 05/15/2025 3.750% 05/15/2028										
US TREASURY N/B	91282CNH0	150,000.00	BMO		100.86	151,289.10	1,845.74	1,749.39	2.32	3.47
DTD 06/16/2025 3.875% 06/15/2028										
US TREASURY N/B	91282CNH0	400,000.00	WellsFar		100.86	403,437.60	2,203.22	2,398.14	2.32	3.47
DTD 06/16/2025 3.875% 06/15/2028										
US TREASURY N/B	91282CNM9	150,000.00	JPMorgan		100.84	151,265.70	1,371.17	1,357.27	2.36	3.49
DTD 07/15/2025 3.875% 07/15/2028										
US TREASURY N/B	91282CNM9	275,000.00	MorganSt		100.84	277,320.45	2,320.45	2,320.45	2.36	3.49
DTD 07/15/2025 3.875% 07/15/2028										
US TREASURY N/B	91282CNU1	150,000.00	BMO		100.25	150,380.85	(5.87)	4.64	2.45	3.49
DTD 08/15/2025 3.625% 08/15/2028										
US TREASURY N/B	91282CNU1	975,000.00	RBC Capi		100.25	977,475.53	2,551.70	2,543.21	2.45	3.49
DTD 08/15/2025 3.625% 08/15/2028										
US TREASURY N/B	91282CNY3	1,150,000.00	ASLC		99.59	1,145,282.70	2,200.67	1,665.79	2.54	3.50
DTD 09/15/2025 3.375% 09/15/2028										
US TREASURY N/B	91282CPK1	75,000.00	RBC Capi		99.89	74,917.95	(20.53)	(22.18)	2.70	3.50
DTD 11/17/2025 3.500% 11/15/2028										
US TREASURY N/B	91282CPK1	150,000.00	JPMorgan		99.89	149,835.90	251.92	235.29	2.70	3.50
DTD 11/17/2025 3.500% 11/15/2028										
US TREASURY N/B	91282CPK1	675,000.00	RBC Capi		99.89	674,261.55	184.40	159.99	2.70	3.50
DTD 11/17/2025 3.500% 11/15/2028										

Managed Account Fair Market Value & Analytics

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 12/15/2025 3.500% 12/15/2028	91282CPP0	150,000.00	JPMorgan		99.88	149,824.20	392.56	383.87	2.78	3.51
Security Type Sub-Total		11,900,000.00				11,970,971.29	80,190.98	80,517.94	1.99	3.48
Municipal Bond / Note										
LOS ANGELES UNIF SD-B DTD 05/13/2025 4.382% 07/01/2027	544647KX7	115,000.00	RaymondJ		101.28	116,466.60	1,466.60	1,466.60	1.44	3.49
Security Type Sub-Total		115,000.00				116,466.60	1,466.60	1,466.60	1.44	3.49
Federal Agency Commercial Mortgage-Backed Security										
FHMS K054 A2 DTD 04/01/2016 2.745% 01/01/2026	3137BNGT5	38,708.41	CantorFi		99.74	38,608.00	2,155.57	(48.30)	0.07	3.62
FNA 2016-M3 A2 DTD 03/01/2016 2.702% 02/01/2026	3136ARTE8	56,158.21	MorganSt		99.67	55,970.19	2,988.43	(46.61)	0.15	3.62
FHMS K736 A2 DTD 09/01/2019 2.282% 07/01/2026	3137FNWX4	110,473.97	INTL_FC		99.17	109,559.24	7,055.79	704.78	0.43	3.80
FHMS K057 A2 DTD 09/01/2016 2.570% 07/01/2026	3137BROJ7	114,212.16	CantorFi		99.29	113,396.80	7,188.42	525.17	0.44	3.77
FHMS K057 A2 DTD 09/01/2016 2.570% 07/01/2026	3137BRQJ7	114,212.16	JPMorgan		99.29	113,396.80	4,797.10	187.22	0.44	3.77
FHMS K058 A2 DTD 11/01/2016 2.653% 08/01/2026	3137BSP72	175,000.00	CantorFi		99.14	173,501.13	6,465.00	43.80	0.60	3.78
FHMS K059 A2 DTD 11/01/2016 3.120% 09/01/2026	3137BSRE5	123,360.12	MorganSt		99.38	122,597.76	5,757.42	1,038.03	0.66	3.76
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	80,983.99	Citigrou		99.44	80,532.42	2,041.22	188.92	0.81	3.76
FHMS K063 A2 DTD 03/01/2017 3.430% 01/01/2027	3137BVZ82	190,000.00	TD Secur		99.54	189,131.51	9,997.13	2,682.49	0.90	3.68
FNA 2024-M6 A2 DTD 11/01/2024 2.904% 07/01/2027	3136BTGM9	200,000.00	WellsFar		98.84	197,684.20	4,684.20	2,005.19	1.28	3.71
FHMS K067 A2 DTD 09/01/2017 3.194% 07/01/2027	3137FAWS3	205,000.00	JPMorgan		99.11	203,171.60	2,511.83	1,413.65	1.45	3.66

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Federal Agency Commercial Mortgage-Backed Security										
FHMS K068 A2 DTD 10/01/2017 3.244% 08/01/2027	3137FBBX3	125,000.00	WellsFar		99.12	123,902.38	4,654.33	2,012.98	1.52	3.67
FHMS K069 A2 DTD 11/01/2017 3.187% 09/01/2027	3137FBU79	92,258.01	BOFAML		98.93	91,268.92	3,472.45	1,479.59	1.62	3.71
FHMS K739 A2 DTD 11/01/2020 1.336% 09/01/2027	3137F64P9	220,432.98	IFP		96.52	212,758.61	9,245.59	2,749.30	1.45	3.69
FHMS K074 A2 DTD 03/01/2018 3.600% 01/01/2028	3137F4D41	134,860.20	WellsFar		99.52	134,217.05	2,248.97	1,465.48	1.90	3.72
FHMS K075 A2 DTD 04/01/2018 3.650% 02/01/2028	3137F4X72	120,000.00	Citigrou		99.61	119,535.24	1,799.30	1,387.27	2.01	3.71
FHMS K075 A2 DTD 04/01/2018 3.650% 02/01/2028	3137F4X72	140,000.00	MIZU		99.61	139,457.78	1,902.31	1,268.26	2.01	3.71
FHMS K076 A2 DTD 05/01/2018 3.900% 04/01/2028	3137FEZU7	225,000.00	BMO		100.11	225,240.98	2,719.50	2,108.08	2.09	3.72
FHMS K077 A2 DTD 06/01/2018 3.850% 05/01/2028	3137FG6X8	140,000.00	MorganSt		100.00	140,002.94	1,966.22	1,618.08	2.18	3.72
FHMS K743 A2 DTD 06/01/2021 1.770% 05/01/2028	3137H14B9	200,000.00	WellsFar		95.46	190,911.00	4,918.81	2,609.60	2.26	3.74
FHMS K079 A2 DTD 08/01/2018 3.926% 06/01/2028	3137FGZT5	240,000.00	WellsFar		100.15	240,351.12	2,741.74	2,250.60	2.31	3.74
Security Type Sub-Total		3,045,660.22				3,015,195.67	91,311.33	27,643.58	1.43	3.72

Corporate Note										
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 02/09/2023 4.450% 03/13/2026	63743HFH0	20,000.00	Scotiaca	02/13/26	100.03	20,005.20	19.40	6.12	0.13	4.34
CHARLES SCHWAB CORP (CALLABLE) DTD 05/13/2021 1.150% 05/13/2026	808513BR5	100,000.00	Citigrou	04/13/26	99.01	99,012.80	5,345.80	358.78	0.36	3.91
AMERICAN HONDA FINANCE DTD 07/07/2023 5.250% 07/07/2026	02665WEK3	55,000.00	MIZU		100.69	55,380.55	448.20	392.20	0.49	3.90
AMERICAN EXPRESS CO (CALLABLE) DTD 11/04/2021 1.650% 11/04/2026	025816CM9	100,000.00	Suntrust	10/04/26	98.18	98,183.60	6,147.60	1,118.90	0.83	3.86
PACCAR FINANCIAL CORP DTD 11/25/2024 4.500% 11/25/2026	69371RT55	35,000.00	MUFG		100.70	35,245.28	275.03	258.97	0.88	3.68

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
WELLS FARGO BANK NA (CALLABLE) DTD 12/11/2023 5.254% 12/11/2026	94988J6F9	290,000.00	WellsFar	11/09/26	101.21	293,495.37	3,495.37	3,495.37	0.84	3.88
CATERPILLAR FINL SERVICE DTD 01/08/2024 4.500% 01/08/2027	14913UAE0	95,000.00	JPMorgan		100.73	95,690.56	793.16	726.97	0.97	3.72
PNC FINANCIAL SERVICES (CALLABLE) DTD 01/24/2023 4.758% 01/26/2027	693475BL8	15,000.00	PNCBank	01/26/26	100.04	15,005.96	5.96	5.96	0.07	4.84
TEXAS INSTRUMENTS INC (CALLABLE) DTD 02/08/2024 4.600% 02/08/2027	882508CE2	115,000.00	BOFAML	01/08/27	100.85	115,981.30	1,054.90	1,009.40	0.98	3.77
ELI LILLY & CO (CALLABLE) DTD 02/09/2024 4.500% 02/09/2027	532457CJ5	130,000.00	Deutsche	01/09/27	100.84	131,088.10	1,157.00	1,114.43	0.99	3.72
CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.800% 02/26/2027	17275RBO4	160,000.00	Deutsche	01/26/27	101.12	161,793.76	2,001.76	1,877.00	1.03	3.78
CHARLES SCHWAB CORP (CALLABLE) DTD 03/02/2017 3.200% 03/02/2027	808513AQ8	110,000.00	Barclays	12/02/26	99.20	109,123.85	1,623.05	722.14	1.07	3.88
JOHN DEERE CAPITAL CORP DTD 03/07/2024 4.850% 03/05/2027	24422EXM6	110,000.00	Barclays		101.26	111,384.24	1,486.54	1,426.13	1.12	3.70
AMERICAN HONDA FINANCE DTD 03/13/2024 4.900% 03/12/2027	02665WFD8	80,000.00	TD Secur		101.05	80,840.24	884.24	858.51	1.14	3.97
STATE STREET CORP (CALLABLE) DTD 03/18/2024 4.993% 03/18/2027	857477CL5	70,000.00	MorganSt	02/18/27	101.34	70,937.30	937.30	937.30	1.09	3.83
HORMEL FOODS CORP (CALLABLE) DTD 03/08/2024 4.800% 03/30/2027	440452AK6	55,000.00	WellsFar	02/28/27	101.07	55,591.03	644.38	607.23	1.12	3.88
HORMEL FOODS CORP (CALLABLE) DTD 03/08/2024 4.800% 03/30/2027	440452AK6	55,000.00	WellsFar	02/28/27	101.07	55,591.03	644.38	607.23	1.12	3.88
ADOBE INC (CALLABLE) DTD 04/04/2024 4.850% 04/04/2027	00724PAE9	80,000.00	BOFAML	03/04/27	101.35	81,076.40	1,116.40	1,093.85	1.13	3.74
UNITEDHEALTH GROUP INC (CALLABLE) DTD 03/21/2024 4.600% 04/15/2027	91324PEY4	195,000.00	BOFAML	03/15/27	100.84	196,633.52	2,992.67	2,228.43	1.16	3.90
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	80,000.00	GoldmanS	05/21/26	100.52	80,419.28	419.28	419.28	0.38	4.40
HOME DEPOT INC (CALLABLE) DTD 06/25/2024 4.875% 06/25/2027	437076DB5	40,000.00	MorganSt	05/25/27	101.69	40,676.40	808.80	744.26	1.35	3.68
BLACKROCK FUNDING INC (CALLABLE) DTD 07/26/2024 4.600% 07/26/2027	09290DAH4	130,000.00	BOFAML	06/26/27	101.32	131,710.02	1,713.92	1,711.97	1.41	3.71

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Corporate Note										
HONEYWELL INTERNATIONAL (CALLABLE) DTD 08/01/2024 4.650% 07/30/2027	438516CX2	130,000.00	Deutsche	06/30/27	101.28	131,667.38	1,671.28	1,669.34	1.42	3.78
PACCAR FINANCIAL CORP DTD 08/06/2024 4.450% 08/06/2027	69371RT30	70,000.00	MUFG		101.15	70,808.36	901.46	859.35	1.51	3.67
UNILEVER CAPITAL CORP (CALLABLE) DTD 08/12/2024 4.250% 08/12/2027	904764BU0	100,000.00	JPMorgan	07/12/27	100.85	100,850.20	981.20	922.69	1.47	3.69
AMAZON.COM INC (CALLABLE) DTD 06/06/2018 3.150% 08/22/2027	023135BC9	140,000.00	MAXE	05/22/27	99.19	138,862.36	2,453.36	1,390.94	1.49	3.60
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	100,000.00	FTNF	06/14/27	98.42	98,419.90	1,653.90	759.63	1.59	3.75
ACCENTURE CAPITAL INC (CALLABLE) DTD 10/04/2024 3.900% 10/04/2027	00440KAA1	35,000.00	JPMorgan	09/04/27	100.39	35,136.22	181.37	163.29	1.63	3.67
TOYOTA MOTOR CREDIT CORP DTD 10/10/2024 4.350% 10/08/2027	89236TMS1	35,000.00	Citigrou		100.97	35,338.73	352.38	346.98	1.68	3.76
AMERICAN HONDA FINANCE DTD 10/23/2024 4.450% 10/22/2027	02665WFT3	65,000.00	JPMorgan		100.86	65,556.73	601.58	584.42	1.71	3.90
JPMORGAN CHASE & CO (CALLABLE) DTD 10/23/2023 6.070% 10/22/2027	46647PDW3	120,000.00	JPMorgan	10/22/26	101.57	121,886.64	1,886.64	1,886.64	0.78	4.63
PFIZER INC DTD 11/21/2025 3.875% 11/15/2027	717081FJ7	85,000.00	JPMorgan		100.33	85,278.72	288.07	287.54	1.79	3.67
BP CAP MARKETS AMERICA (CALLABLE) DTD 05/17/2024 5.017% 11/17/2027	10373OBY5	140,000.00	Deutsche	10/17/27	101.98	142,767.80	2,767.80	2,767.80	1.71	3.88
NATIONAL RURAL UTIL COOP DTD 12/10/2025 3.950% 12/10/2027	63743HGB2	170,000.00	BMO		100.38	170,639.03	764.83	761.07	1.85	3.70
MASTERCARD INC (CALLABLE) DTD 09/05/2024 4.100% 01/15/2028	57636OBA1	60,000.00	BOFAML	12/15/27	100.78	60,465.48	498.48	485.93	1.86	3.70
ADOBE INC (CALLABLE) DTD 01/17/2025 4.750% 01/17/2028	00724PAH2	120,000.00	JPMorgan	12/17/27	101.98	122,378.04	2,441.64	2,422.18	1.84	3.70
COOPERAT RABOBANK UA/NY DTD 01/21/2025 4.883% 01/21/2028	21688ABK7	275,000.00	BOFAML		102.24	281,161.10	6,161.10	6,161.10	1.90	3.69
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 02/07/2018 3.400% 02/07/2028	637432NP6	80,000.00	Deutsche	11/07/27	99.02	79,212.96	681.76	457.64	1.91	3.85
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.450% 02/07/2028	713448GA0	200,000.00	MorganSt	01/07/28	101.46	202,922.00	3,006.00	2,981.88	1.91	3.72

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
CISCO SYSTEMS INC (CALLABLE) DTD 02/24/2025 4.550% 02/24/2028	17275RBW1	50,000.00	GoldmanS	01/24/28	101.62	50,812.25	866.25	851.57	1.95	3.74
HERSHEY COMPANY (CALLABLE) DTD 02/24/2025 4.550% 02/24/2028	427866BK3	55,000.00	RBC Capi	01/24/28	101.57	55,864.44	902.39	892.02	1.95	3.77
MASTERCARD INC (CALLABLE) DTD 02/27/2025 4.550% 03/15/2028	57636OBF0	70,000.00	Deutsche	02/15/28	101.67	71,165.78	1,218.98	1,204.84	2.01	3.75
ADVANCED MICRO DEVICES (CALLABLE) DTD 03/24/2025 4.319% 03/24/2028	007903BJ5	100,000.00	JPMorgan	02/24/28	101.06	101,055.90	1,055.90	1,055.90	2.04	3.78
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	100,000.00	JPMorgan	04/22/27	101.99	101,989.30	1,989.30	1,989.30	1.24	4.29
GOLDMAN SACHS GROUP INC (CALLABLE) DTD 04/23/2025 4.937% 04/23/2028	38141GC77	70,000.00	GoldmanS	04/23/27	101.14	70,799.54	799.54	799.54	1.25	4.47
STATE STREET CORP (CALLABLE) DTD 04/24/2025 4.543% 04/24/2028	857477DA8	60,000.00	MorganSt	04/24/27	100.82	60,493.20	493.20	493.20	1.26	4.22
CINTAS CORPORATION NO. 2 (CALLABLE) DTD 05/02/2025 4.200% 05/01/2028	17252MAR1	85,000.00	MUFG	04/01/28	100.50	85,421.94	530.74	507.71	2.15	3.94
CITIGROUP INC (CALLABLE) DTD 05/07/2025 4.643% 05/07/2028	172967PZ8	145,000.00	Citigrou	05/07/27	100.81	146,177.11	1,177.11	1,177.11	1.29	4.38
CUMMINS INC (CALLABLE) DTD 05/09/2025 4.250% 05/09/2028	231021AY2	15,000.00	JPMorgan	04/09/28	100.78	15,116.91	127.41	125.26	2.17	3.86
BANK OF NY MELLON CORP (CALLABLE) DTD 06/10/2025 4.441% 06/09/2028	06406RCH8	60,000.00	MorganSt	06/09/27	100.76	60,453.00	453.00	453.00	1.39	4.12
AIR PRODUCTS & CHEMICALS (CALLABLE) DTD 06/11/2025 4.300% 06/11/2028	009158BN5	140,000.00	JPMorgan	05/11/28	101.02	141,427.58	1,521.38	1,504.72	2.25	3.84
TARGET CORP (CALLABLE) DTD 06/10/2025 4.350% 06/15/2028	87612EBU9	35,000.00	GoldmanS	05/15/28	101.17	35,409.33	409.68	409.57	2.26	3.82
ANALOG DEVICES INC (CALLABLE) DTD 06/16/2025 4.250% 06/15/2028	032654BD6	150,000.00	BOFAML	05/15/28	100.82	151,236.75	1,398.75	1,370.67	2.27	3.86
AMERICAN EXPRESS CO (CALLABLE) DTD 07/26/2024 5.043% 07/26/2028	025816DV8	20,000.00	MorganSt	07/26/27	101.69	20,337.58	337.58	337.58	1.47	4.21
PACCAR FINANCIAL CORP DTD 08/08/2025 4.000% 08/08/2028	69371RT97	100,000.00	MUFG		100.61	100,611.30	670.30	662.69	2.41	3.78
CHEVRON USA INC (CALLABLE) DTD 08/13/2025 4.050% 08/13/2028	166756BH8	210,000.00	BOFAML	07/13/28	100.77	211,620.36	1,637.16	1,634.82	2.39	3.72

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Corporate Note										
LOCKHEED MARTIN CORP (CALLABLE) DTD 07/28/2025 4.150% 08/15/2028	539830CK3	30,000.00	JPMorgan	07/15/28	100.64	30,191.04	229.14	224.07	2.38	3.86
LOCKHEED MARTIN CORP (CALLABLE) DTD 07/28/2025 4.150% 08/15/2028	539830CK3	110,000.00	JANE	07/15/28	100.64	110,700.48	95.48	128.35	2.38	3.86
CATERPILLAR FINL SERVICE DTD 08/15/2025 4.100% 08/15/2028	14913UBB5	115,000.00	BOFAML		100.65	115,745.78	761.88	759.93	2.43	3.80
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	45,000.00	MUFG	07/25/28	100.52	45,235.44	285.84	280.24	2.41	3.91
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	45,000.00	MAXE	07/25/28	100.52	45,235.44	235.44	235.44	2.41	3.91
TOYOTA MOTOR CREDIT CORP DTD 09/05/2025 4.050% 09/05/2028	89236TNR2	100,000.00	MUFG		100.50	100,501.60	624.60	611.83	2.49	3.81
COOPERAT RABOBANK UA/NY DTD 10/17/2025 3.957% 10/17/2028	21688ABP6	250,000.00	Barclays		100.42	251,047.75	1,047.75	1,047.75	2.60	3.78
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 3.900% 11/05/2028	66989HAX6	65,000.00	BNP Sec	10/05/28	100.33	65,211.58	195.33	196.07	2.62	3.74
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 3.900% 11/05/2028	66989HAX6	75,000.00	JPMorgan	10/05/28	100.33	75,244.13	260.63	259.73	2.62	3.74
PACCAR FINANCIAL CORP DTD 11/07/2025 4.000% 11/07/2028	69371RU20	65,000.00	MUFG		100.47	65,303.88	340.28	338.55	2.66	3.79
ALPHABET INC (CALLABLE) DTD 11/06/2025 3.875% 11/15/2028	02079KAV9	20,000.00	HSBC	10/15/28	100.49	20,097.56	114.76	113.92	2.65	3.66
AUST & NZ BANKING GRP NY DTD 12/08/2025 3.919% 12/08/2028	05253JB83	250,000.00	MorganSt		100.33	250,832.75	832.75	832.75	2.74	3.76
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	230,000.00	BOFAML	01/24/28	101.87	234,304.22	4,304.22	4,304.22	1.91	4.18
MERCK & CO INC (CALLABLE) DTD 12/04/2025 3.850% 03/15/2029	58933YBW4	85,000.00	BNP Sec	02/15/29	99.97	84,971.78	97.58	94.65	2.95	3.81
MORGAN STANLEY (CALLABLE) DTD 04/17/2025 4.994% 04/12/2029	61747YFY6	75,000.00	MorganSt	04/12/28	101.98	76,485.53	1,485.53	1,485.53	2.12	4.37
AMERICAN EXPRESS CO (CALLABLE) DTD 04/25/2025 4.731% 04/25/2029	025816ED7	40,000.00	RBS	04/25/28	101.53	40,613.72	550.52	564.15	2.16	4.30
AMERICAN EXPRESS CO (CALLABLE) DTD 04/25/2025 4.731% 04/25/2029	025816ED7	50,000.00	MorganSt	04/25/28	101.53	50,767.15	767.15	767.15	2.16	4.30

Managed Account Fair Market Value & Analytics

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note											
PNC FINANCIAL SERVICES (CALLABLE)	DTD 06/12/2023 5.582% 06/12/2029	693475BR5	125,000.00	JPMorgan	06/12/28	103.71	129,640.00	343.75	591.08	2.27	4.40
WELLS FARGO & COMPANY (CALLABLE)	DTD 09/15/2025 4.078% 09/15/2029	95000U4A8	125,000.00	Citigrou	09/15/28	99.92	124,899.63	299.63	284.24	2.52	4.23
MORGAN STANLEY (CALLABLE)	DTD 10/22/2025 4.133% 10/18/2029	61748UAK8	105,000.00	MorganSt	10/18/28	99.97	104,966.19	(33.81)	(33.81)	2.60	4.26
GOLDMAN SACHS GROUP INC (CALLABLE)	DTD 10/21/2025 4.153% 10/21/2029	38141GD27	215,000.00	GoldmanS	10/21/28	99.98	214,951.84	(48.16)	(48.16)	2.61	4.25
Security Type Sub-Total			7,730,000.00				7,795,157.20	89,686.95	75,136.03	1.76	3.90
Certificate of Deposit											
NATIXIS NY BRANCH	DTD 09/20/2023 5.610% 09/18/2026	63873OP65	200,000.00	WellsFar		101.26	202,515.00	2,515.00	2,515.00	0.71	4.04
Security Type Sub-Total			200,000.00				202,515.00	2,515.00	2,515.00	0.71	4.04
Asset-Backed Security											
COPAR 2022-1 A3	DTD 05/04/2022 3.170% 04/15/2027	14043OAC6	4,764.24	WellsFar		99.93	4,760.98	(2.22)	(2.99)	0.09	3.72
TAOT 2022-C A3	DTD 08/16/2022 3.760% 04/15/2027	89231CAD9	7,437.74	Citigrou		99.98	7,436.36	(0.13)	(1.03)	0.16	3.74
CARMX 2022-3 A3	DTD 07/20/2022 3.970% 04/15/2027	14318MAD1	11,780.10	RBC Capi		100.00	11,779.72	(0.10)	(0.30)	0.10	3.78
HART 2023-A A3	DTD 04/12/2023 4.580% 04/15/2027	448979AD6	13,768.91	BOFAML		100.08	13,780.56	12.99	12.08	0.15	3.87
GMCAR 2022-3 A3	DTD 07/13/2022 3.640% 04/16/2027	36265WAD5	220.14	BOFAML		99.98	220.10	(0.04)	(0.04)	0.04	3.55
COPAR 2022-2 A3	DTD 08/10/2022 3.660% 05/17/2027	14043GAD6	10,346.94	JPMorgan		99.96	10,343.15	(3.05)	(3.57)	0.17	3.75
ALLYA 2022-2 A3	DTD 10/12/2022 4.760% 05/17/2027	02008MAC3	18,538.03	JPMorgan		100.07	18,551.12	13.32	13.16	0.09	3.72
CARMX 2022-4 A3	DTD 10/31/2022 5.340% 08/16/2027	14318UAD3	30,005.12	Barclays		100.28	30,090.60	92.52	87.87	0.21	3.92

Managed Account Fair Market Value & Analytics

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Asset-Backed Security										
GMCAR 2022-4 A3 DTD 10/12/2022 4.820% 08/16/2027	36265OAD8	32,966.71	RBC Capi		100.14	33,013.13	51.82	48.23	0.15	3.74
MBART 2022-1 A3 DTD 11/22/2022 5.210% 08/16/2027	58768PAC8	35,763.37	SMBC		100.29	35,868.77	112.47	107.83	0.24	3.92
TAOT 2023-A A3 DTD 01/30/2023 4.630% 09/15/2027	891940AC2	27,394.12	BOFAML		100.23	27,457.07	62.96	62.95	0.34	3.90
MBART 2023-1 A3 DTD 01/25/2023 4.510% 11/15/2027	58770AAC7	14,052.44	SUMITR		100.17	14,075.90	25.15	24.12	0.32	3.94
NAROT 2023-A A3 DTD 04/26/2023 4.910% 11/15/2027	65480WAD3	57,496.18	MIZU		100.28	57,659.47	173.45	167.47	0.32	3.98
HDMOT 2023-A A3 DTD 02/23/2023 5.050% 12/15/2027	41285JAD0	25,275.01	JPMorgan		100.30	25,351.11	78.65	77.14	0.30	3.99
TAOT 2023-B A3 DTD 05/23/2023 4.710% 02/15/2028	891941AD8	53,486.34	RBC Capi		100.38	53,688.36	205.01	203.36	0.52	3.96
BMWOT 2023-A A3 DTD 07/18/2023 5.470% 02/25/2028	05592XAD2	19,099.35	TD Secur		100.60	19,214.56	118.59	116.79	0.44	4.08
FORDO 2023-B A3 DTD 06/26/2023 5.230% 05/15/2028	344930AD4	42,684.09	Citigrou		100.65	42,960.00	276.49	276.19	0.54	4.02
ALLYA 2023-1 A3 DTD 07/19/2023 5.460% 05/15/2028	02007WAC2	49,032.51	BOFAML		100.73	49,392.66	368.51	364.26	0.52	4.06
BMWLT 2025-1 A3 DTD 06/10/2025 4.430% 06/26/2028	096912AD2	55,000.00	MUFG		100.86	55,475.31	476.52	476.21	1.32	3.79
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	104,369.61	JPMorgan		100.83	105,234.94	871.80	868.74	0.60	4.17
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	70,000.00	BOFAML		101.04	70,726.60	736.00	732.21	0.84	3.76
NAROT 2024-A A3 DTD 05/22/2024 5.280% 12/15/2028	65479UAD0	197,307.55	MIZU		100.88	199,048.00	1,758.88	1,752.84	0.70	4.03
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	225,000.00	JPMorgan		100.90	227,015.78	2,050.05	2,037.44	1.00	3.72
TAOT 2024-C A3 DTD 07/30/2024 4.880% 03/15/2029	89237OAD2	80,000.00	MUFG		101.05	80,839.92	839.97	839.92	0.94	3.82
HART 2024-B A3 DTD 07/24/2024 4.840% 03/15/2029	44934QAD3	90,000.00	Citigrou		101.12	91,006.56	1,020.14	1,016.16	1.00	3.74

Managed Account Fair Market Value & Analytics

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Asset-Backed Security										
HAROT 2024-3 A3 DTD 08/21/2024 4.570% 03/21/2029	43813YAC6	120,000.00	JPMorgan		100.76	120,912.00	930.85	925.64	0.95	3.80
GMCAR 2024-3 A3 DTD 07/10/2024 5.130% 04/16/2029	38013KAD2	100,000.00	RBC Capi		101.06	101,055.60	1,070.99	1,066.48	0.87	3.93
HART 2024-C A3 DTD 10/16/2024 4.410% 05/15/2029	448976AD2	90,000.00	Barclays		100.79	90,709.47	716.06	714.26	1.21	3.77
TAOT 2024-D A3 DTD 10/17/2024 4.400% 06/15/2029	89239TAD4	50,000.00	MIZU		100.70	50,347.75	350.54	349.83	1.12	3.79
FORDO 2024-C A3 DTD 09/20/2024 4.070% 07/15/2029	34532UAD1	120,000.00	Citigrou		100.31	120,370.44	371.26	370.83	1.24	3.83
ALLYA 2024-2 A3 DTD 09/27/2024 4.140% 07/16/2029	02007NAC2	79,530.80	BOFAML		100.16	79,660.51	137.93	135.73	0.72	3.91
VALET 2024-1 A3 DTD 11/26/2024 4.630% 07/20/2029	92868RAD0	70,000.00	WellsFar		101.24	70,867.51	874.10	872.55	1.51	3.83
TAOT 2025-A A3 DTD 01/29/2025 4.640% 08/15/2029	89240JAD3	125,000.00	TD Secur		101.07	126,338.00	1,343.01	1,341.74	1.33	3.85
GMCAR 2024-4 A3 DTD 10/16/2024 4.400% 08/16/2029	38014AAD3	70,000.00	MIZU		100.75	70,524.86	538.34	535.16	1.04	3.69
VALET 2025-1 A3 DTD 03/25/2025 4.500% 08/20/2029	92868MAD1	125,000.00	Barclays		101.04	126,298.00	1,302.25	1,301.35	1.58	3.86
COMET 2024-A1 A DTD 09/24/2024 3.920% 09/15/2029	14041NGE5	240,000.00	BOFAML		100.28	240,672.00	718.85	707.54	1.62	3.75
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	195,000.00	MUFG		101.11	197,161.97	2,167.98	2,166.63	1.41	3.80
BMWOT 2025-A A3 DTD 02/12/2025 4.560% 09/25/2029	096924AD7	135,000.00	WellsFar		101.01	136,357.70	1,371.00	1,368.34	1.23	3.76
HAROT 2025-2 A3 DTD 05/08/2025 4.150% 10/15/2029	437921AD1	60,000.00	JPMorgan		100.61	60,367.02	373.72	372.69	1.66	3.79
WFCIT 2024-A2 A DTD 10/24/2024 4.290% 10/15/2029	929700AE5	125,000.00	WellsFar		100.97	126,210.88	1,229.45	1,225.28	1.69	3.72
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	170,000.00	Barclays		100.74	171,258.85	1,283.93	1,279.61	1.51	3.84
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	100,000.00	Barclays		100.78	100,784.70	790.43	789.33	1.62	3.86

Managed Account Fair Market Value & Analytics

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Asset-Backed Security										
GMCAR 2025-1 A3 DTD 01/15/2025 4.620% 12/17/2029	362955AD8	85,000.00	Crag		101.03	85,872.95	879.27	877.86	1.23	3.80
NAROT 2025-A A3 DTD 05/27/2025 4.490% 12/17/2029	65481GAD7	105,000.00	BNP Sec		101.31	106,373.72	1,393.88	1,391.22	1.77	3.76
MBART 2025-1 A3 DTD 01/23/2025 4.780% 12/17/2029	58773DAD6	120,000.00	SGAS		101.45	121,736.76	1,762.28	1,757.51	1.31	3.69
AMXCA 2025-1 A DTD 02/11/2025 4.560% 12/17/2029	02582JKM1	260,000.00	WellsFar		101.62	264,205.76	4,263.51	4,253.73	1.84	3.69
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	55,000.00	Barclays		100.31	55,168.85	176.70	176.30	1.79	3.79
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	110,000.00	RBC Capi		100.69	110,762.63	774.22	773.23	1.87	3.74
VALET 2025-2 A3 DTD 11/25/2025 3.920% 03/20/2030	92869QAD1	100,000.00	BOFAML		100.25	100,246.70	263.48	263.01	2.13	3.80
VZMT 2025-3 A1A DTD 03/31/2025 4.510% 03/20/2030	92348KDY6	150,000.00	BOFAML		100.79	151,192.20	1,198.65	1,197.38	1.69	4.11
FORDO 2025-B A3 DTD 09/26/2025 3.910% 04/15/2030	34532BAG6	110,000.00	Barclays		100.35	110,388.85	400.72	399.69	2.03	3.74
AMXCA 2025-2 A DTD 05/13/2025 4.280% 04/15/2030	02582JKP4	190,000.00	RBC Capi		101.14	192,168.66	2,172.10	2,171.63	2.14	3.75
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	125,000.00	BOFAML		101.20	126,502.87	1,503.35	1,502.87	2.21	3.77
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	275,000.00	Citigrou		101.16	278,193.30	3,267.91	3,260.88	2.33	3.76
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	65,000.00	JPMorgan		100.05	65,030.22	43.99	43.46	2.21	3.82
COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2	170,000.00	WellsFar		100.06	170,097.41	129.64	127.38	2.53	3.78
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	95,000.00	BNP Sec		100.38	95,364.90	372.94	372.64	2.23	3.81
Security Type Sub-Total		5,265,319.30				5,308,193.77	43,513.08	43,368.82	1.44	3.82



Managed Account Fair Market Value & Analytics

For the Month Ending December 31, 2025

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Security Type/Description				Next Call	Market	Market	Unreal G/L	Unreal G/L	Effective	YTM
Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Date	Price	Value	On Cost	Amort Cost	Duration	at Mkt
Managed Account Sub-Total		28,255,979.52				28,408,499.53	308,683.94	230,647.97	1.75	3.69
Securities Sub-Total		\$28,255,979.52				\$28,408,499.53	\$308,683.94	\$230,647.97	1.75	3.69%
Accrued Interest						\$216,551.64				
Total Investments						\$28,625,051.17				

Managed Account Security Transactions & Interest

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	
BUY										
12/01/25	12/03/25	US TREASURY N/B DTD 11/17/2025 3.500% 11/15/2028	91282CPK1	675,000.00	(674,077.15)	(1,174.72)	(675,251.87)			
12/01/25	12/04/25	MERCK & CO INC (CALLABLE) DTD 12/04/2025 3.850% 03/15/2029	58933YBW4	85,000.00	(84,874.20)	0.00	(84,874.20)			
12/01/25	12/08/25	AUST & NZ BANKING GRP NY DTD 12/08/2025 3.919% 12/08/2028	05253JB83	250,000.00	(250,000.00)	0.00	(250,000.00)			
12/01/25	12/10/25	NATIONAL RURAL UTIL COOP DTD 12/10/2025 3.950% 12/10/2027	63743HGB2	170,000.00	(169,874.20)	0.00	(169,874.20)			
12/02/25	12/03/25	US TREASURY N/B DTD 08/15/2025 3.625% 08/15/2028	91282CNU1	150,000.00	(150,386.72)	(1,625.34)	(152,012.06)			
12/02/25	12/03/25	US TREASURY N/B DTD 11/17/2025 3.500% 11/15/2028	91282CPK1	75,000.00	(74,938.48)	(130.52)	(75,069.00)			
12/09/25	12/15/25	US TREASURY N/B DTD 12/15/2025 3.500% 12/15/2028	91282CPP0	150,000.00	(149,431.64)	0.00	(149,431.64)			
12/30/25	12/31/25	US TREASURY N/B DTD 02/18/2025 4.250% 02/15/2028	91282CMN8	75,000.00	(76,180.66)	(1,195.31)	(77,375.97)			
Transaction Type Sub-Total				1,630,000.00	(1,629,763.05)	(4,125.89)	(1,633,888.94)			
INTEREST										
12/01/25	12/01/25	MONEY MARKET FUND DTD 01/01/2010 0.000% --	MONEY0002		0.00	238.31	238.31			
12/01/25	12/25/25	FNA 2024-M6 A2 DTD 11/01/2024 2.904% 07/01/2027	3136BTGM9		0.00	484.00	484.00			
12/01/25	12/25/25	FHMS K057 A2 DTD 09/01/2016 2.570% 07/01/2026	3137BROJ7		0.00	490.18	490.18			
12/01/25	12/25/25	FHMS K068 A2 DTD 10/01/2017 3.244% 08/01/2027	3137FBBX3		0.00	337.92	337.92			
12/01/25	12/25/25	FHMS K076 A2 DTD 05/01/2018 3.900% 04/01/2028	3137FEZU7		0.00	731.25	731.25			
12/01/25	12/25/25	FHMS K743 A2 DTD 06/01/2021 1.770% 05/01/2028	3137H14B9		0.00	295.00	295.00			
12/01/25	12/25/25	FHMS K739 A2 DTD 11/01/2020 1.336% 09/01/2027	3137F64P9		0.00	245.69	245.69			

Managed Account Security Transactions & Interest

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale
Trade	Settle							Cost	Amort Cost	Method
INTEREST										
12/01/25	12/25/25	FHMS K063 A2 DTD 03/01/2017 3.430% 01/01/2027	3137BVZ82		0.00	543.08	543.08			
12/01/25	12/25/25	FHMS K736 A2 DTD 09/01/2019 2.282% 07/01/2026	3137FNWX4		0.00	210.44	210.44			
12/01/25	12/25/25	FHMS K054 A2 DTD 04/01/2016 2.745% 01/01/2026	3137BNGT5		0.00	155.97	155.97			
12/01/25	12/25/25	FHMS K077 A2 DTD 06/01/2018 3.850% 05/01/2028	3137FG6X8		0.00	449.17	449.17			
12/01/25	12/25/25	FHMS K067 A2 DTD 09/01/2017 3.194% 07/01/2027	3137FAWS3		0.00	545.64	545.64			
12/01/25	12/25/25	FHMS K058 A2 DTD 11/01/2016 2.653% 08/01/2026	3137BSP72		0.00	386.90	386.90			
12/01/25	12/25/25	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1		0.00	226.38	226.38			
12/01/25	12/25/25	FHMS K079 A2 DTD 08/01/2018 3.926% 06/01/2028	3137FGZT5		0.00	785.20	785.20			
12/01/25	12/25/25	FHMS K075 A2 DTD 04/01/2018 3.650% 02/01/2028	3137F4X72		0.00	790.83	790.83			
12/01/25	12/25/25	FHMS K074 A2 DTD 03/01/2018 3.600% 01/01/2028	3137F4D41		0.00	405.00	405.00			
12/01/25	12/25/25	FHMS K069 A2 DTD 11/01/2017 3.187% 09/01/2027	3137FBU79		0.00	245.47	245.47			
12/01/25	12/25/25	FNA 2016-M3 A2 DTD 03/01/2016 2.702% 02/01/2026	3136ARTE8		0.00	163.91	163.91			
12/01/25	12/25/25	FHMS K059 A2 DTD 11/01/2016 3.120% 09/01/2026	3137BSRE5		0.00	323.58	323.58			
12/09/25	12/09/25	BANK OF NY MELLON CORP (CALLABLE) DTD 06/10/2025 4.441% 06/09/2028	06406RCH8		0.00	1,324.90	1,324.90			
12/11/25	12/11/25	WELLS FARGO BANK NA (CALLABLE) DTD 12/11/2023 5.254% 12/11/2026	94988J6F9		0.00	7,618.30	7,618.30			
12/11/25	12/11/25	AIR PRODUCTS & CHEMICALS (CALLABLE) DTD 06/11/2025 4.300% 06/11/2028	009158BN5		0.00	3,010.00	3,010.00			

Managed Account Security Transactions & Interest

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale Method
Trade	Settle							Cost	Amort Cost	
INTEREST										
12/12/25	12/12/25	PNC FINANCIAL SERVICES (CALLABLE) DTD 06/12/2023 5.582% 06/12/2029	693475BR5		0.00	3,488.75	3,488.75			
12/15/25	12/15/25	COPAR 2022-2 A3 DTD 08/10/2022 3.660% 05/17/2027	14043GAD6		0.00	39.59	39.59			
12/15/25	12/15/25	MBART 2022-1 A3 DTD 11/22/2022 5.210% 08/16/2027	58768PAC8		0.00	181.76	181.76			
12/15/25	12/15/25	NAROT 2025-A A3 DTD 05/27/2025 4.490% 12/17/2029	65481GAD7		0.00	392.88	392.88			
12/15/25	12/15/25	HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3		0.00	612.00	612.00			
12/15/25	12/15/25	HDMOT 2023-A A3 DTD 02/23/2023 5.050% 12/15/2027	41285JAD0		0.00	120.46	120.46			
12/15/25	12/15/25	CARMX 2022-4 A3 DTD 10/31/2022 5.340% 08/16/2027	14318UAD3		0.00	159.10	159.10			
12/15/25	12/15/25	TAOT 2024-D A3 DTD 10/17/2024 4.400% 06/15/2029	89239TAD4		0.00	183.33	183.33			
12/15/25	12/15/25	ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7		0.00	181.50	181.50			
12/15/25	12/15/25	ALLYA 2023-1 A3 DTD 07/19/2023 5.460% 05/15/2028	02007WAC2		0.00	241.14	241.14			
12/15/25	12/15/25	NAROT 2024-A A3 DTD 05/22/2024 5.280% 12/15/2028	65479UAD0		0.00	880.00	880.00			
12/15/25	12/15/25	FORDO 2025-B A3 DTD 09/26/2025 3.910% 04/15/2030	34532BAG6		0.00	358.42	358.42			
12/15/25	12/15/25	FORDO 2023-B A3 DTD 06/26/2023 5.230% 05/15/2028	344930AD4		0.00	201.71	201.71			
12/15/25	12/15/25	US TREASURY N/B DTD 06/16/2025 3.875% 06/15/2028	91282CNH0		0.00	10,656.25	10,656.25			
12/15/25	12/15/25	COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7		0.00	278.06	278.06			
12/15/25	12/15/25	TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0		0.00	376.75	376.75			
12/15/25	12/15/25	COPAR 2022-1 A3 DTD 05/04/2022 3.170% 04/15/2027	14043OAC6		0.00	18.56	18.56			

Managed Account Security Transactions & Interest

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale Method
Trade	Settle							Cost	Amort Cost	
INTEREST										
12/15/25	12/15/25	HAROT 2025-2 A3 DTD 05/08/2025 4.150% 10/15/2029	437921AD1		0.00	207.50	207.50			
12/15/25	12/15/25	TAOT 2025-A A3 DTD 01/29/2025 4.640% 08/15/2029	89240JAD3		0.00	483.33	483.33			
12/15/25	12/15/25	HART 2024-B A3 DTD 07/24/2024 4.840% 03/15/2029	44934OAD3		0.00	363.00	363.00			
12/15/25	12/15/25	WFCIT 2024-A2 A DTD 10/24/2024 4.290% 10/15/2029	92970QAE5		0.00	446.88	446.88			
12/15/25	12/15/25	TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8		0.00	361.67	361.67			
12/15/25	12/15/25	HART 2023-A A3 DTD 04/12/2023 4.580% 04/15/2027	448979AD6		0.00	68.00	68.00			
12/15/25	12/15/25	AMXCA 2025-2 A DTD 05/13/2025 4.280% 04/15/2030	02582JKP4		0.00	677.67	677.67			
12/15/25	12/15/25	TAOT 2023-A A3 DTD 01/30/2023 4.630% 09/15/2027	891940AC2		0.00	118.61	118.61			
12/15/25	12/15/25	HART 2024-C A3 DTD 10/16/2024 4.410% 05/15/2029	448976AD2		0.00	330.75	330.75			
12/15/25	12/15/25	TAOT 2023-B A3 DTD 05/23/2023 4.710% 02/15/2028	891941AD8		0.00	227.49	227.49			
12/15/25	12/15/25	TARGET CORP (CALLABLE) DTD 06/10/2025 4.350% 06/15/2028	87612EBU9		0.00	782.40	782.40			
12/15/25	12/15/25	MBART 2025-1 A3 DTD 01/23/2025 4.780% 12/17/2029	58773DAD6		0.00	478.00	478.00			
12/15/25	12/15/25	COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2		0.00	541.17	541.17			
12/15/25	12/15/25	COMET 2024-A1 A DTD 09/24/2024 3.920% 09/15/2029	14041NGE5		0.00	784.00	784.00			
12/15/25	12/15/25	AMXCA 2025-1 A DTD 02/11/2025 4.560% 12/17/2029	02582JKM1		0.00	988.00	988.00			
12/15/25	12/15/25	TAOT 2024-C A3 DTD 07/30/2024 4.880% 03/15/2029	89237QAD2		0.00	325.33	325.33			
12/15/25	12/15/25	ALLYA 2022-2 A3 DTD 10/12/2022 4.760% 05/17/2027	02008MAC3		0.00	103.08	103.08			

Managed Account Security Transactions & Interest

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale Method
Trade	Settle							Cost	Amort Cost	
INTEREST										
12/15/25	12/15/25	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3		0.00	516.75	516.75			
12/15/25	12/15/25	ANALOG DEVICES INC (CALLABLE) DTD 06/16/2025 4.250% 06/15/2028	032654BD6		0.00	3,169.79	3,169.79			
12/15/25	12/15/25	BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1		0.00	448.96	448.96			
12/15/25	12/15/25	CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9		0.00	862.50	862.50			
12/15/25	12/15/25	GMCAR 2025-1 A3 DTD 01/15/2025 4.620% 12/17/2029	362955AD8		0.00	327.25	327.25			
12/15/25	12/15/25	FORDO 2024-C A3 DTD 09/20/2024 4.070% 07/15/2029	34532UAD1		0.00	407.00	407.00			
12/15/25	12/15/25	TAOT 2022-C A3 DTD 08/16/2022 3.760% 04/15/2027	89231CAD9		0.00	28.93	28.93			
12/15/25	12/15/25	MBART 2023-1 A3 DTD 01/25/2023 4.510% 11/15/2027	58770AAC7		0.00	59.84	59.84			
12/15/25	12/15/25	US TREASURY N/B DTD 06/17/2024 4.625% 06/15/2027	91282CKV2		0.00	25,437.50	25,437.50			
12/15/25	12/15/25	BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8		0.00	290.50	290.50			
12/15/25	12/15/25	ALLYA 2024-2 A3 DTD 09/27/2024 4.140% 07/16/2029	02007NAC2		0.00	276.00	276.00			
12/15/25	12/15/25	US TREASURY N/B DTD 12/16/2024 4.000% 12/15/2027	91282CMB4		0.00	10,500.00	10,500.00			
12/15/25	12/15/25	HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9		0.00	347.46	347.46			
12/15/25	12/15/25	NAROT 2023-A A3 DTD 04/26/2023 4.910% 11/15/2027	65480WAD3		0.00	264.06	264.06			
12/15/25	12/15/25	CARMX 2022-3 A3 DTD 07/20/2022 3.970% 04/15/2027	14318MAD1		0.00	55.76	55.76			
12/16/25	12/16/25	GMCAR 2022-4 A3 DTD 10/12/2022 4.820% 08/16/2027	36265QAD8		0.00	167.94	167.94			
12/16/25	12/16/25	GMCAR 2022-3 A3 DTD 07/13/2022 3.640% 04/16/2027	36265WAD5		0.00	10.14	10.14			

Managed Account Security Transactions & Interest

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
INTEREST										
12/16/25	12/16/25	GMCAR 2024-4 A3 DTD 10/16/2024 4.400% 08/16/2029	38014AAD3		0.00	256.67	256.67			
12/16/25	12/16/25	GMCAR 2024-3 A3 DTD 07/10/2024 5.130% 04/16/2029	38013KAD2		0.00	427.50	427.50			
12/20/25	12/20/25	VALET 2025-2 A3 DTD 11/25/2025 3.920% 03/20/2030	92869OAD1		0.00	272.22	272.22			
12/20/25	12/20/25	VALET 2024-1 A3 DTD 11/26/2024 4.630% 07/20/2029	92868RAD0		0.00	270.08	270.08			
12/20/25	12/20/25	VALET 2025-1 A3 DTD 03/25/2025 4.500% 08/20/2029	92868MAD1		0.00	468.75	468.75			
12/20/25	12/20/25	VZMT 2025-3 A1A DTD 03/31/2025 4.510% 03/20/2030	92348KDY6		0.00	563.75	563.75			
12/21/25	12/21/25	HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1		0.00	742.62	742.62			
12/21/25	12/21/25	CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6		0.00	5,748.26	5,748.26			
12/21/25	12/21/25	HAROT 2024-3 A3 DTD 08/21/2024 4.570% 03/21/2029	43813YAC6		0.00	457.00	457.00			
12/25/25	12/25/25	BMWOT 2023-A A3 DTD 07/18/2023 5.470% 02/25/2028	05592XAD2		0.00	96.53	96.53			
12/25/25	12/25/25	HOME DEPOT INC (CALLABLE) DTD 06/25/2024 4.875% 06/25/2027	437076DB5		0.00	975.00	975.00			
12/25/25	12/25/25	BMWLT 2025-1 A3 DTD 06/10/2025 4.430% 06/26/2028	096912AD2		0.00	203.04	203.04			
12/25/25	12/25/25	BMWOT 2025-A A3 DTD 02/12/2025 4.560% 09/25/2029	096924AD7		0.00	513.00	513.00			

PAYDOWNS

12/01/25	12/25/25	FHMS K057 A2 DTD 09/01/2016 2.570% 07/01/2026	3137BROJ7	225.26	225.26	0.00	225.26	15.79	3.04	
12/01/25	12/25/25	FHMS K054 A2 DTD 04/01/2016 2.745% 01/01/2026	3137BNGT5	29,477.22	29,477.22	0.00	29,477.22	1,717.97	89.29	

Managed Account Security Transactions & Interest

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
PAYDOWNS										
12/01/25	12/25/25	FHMS K059 A2 DTD 11/01/2016 3.120% 09/01/2026	3137BSRE5	1,095.56	1,095.56	0.00	1,095.56	57.90	17.73	
12/01/25	12/25/25	FNA 2016-M3 A2 DTD 03/01/2016 2.702% 02/01/2026	3136ARTE8	16,636.73	16,636.73	0.00	16,636.73	941.02	65.16	
12/01/25	12/25/25	FHMS K057 A2 DTD 09/01/2016 2.570% 07/01/2026	3137BROJ7	225.26	225.26	0.00	225.26	11.07	2.27	
12/01/25	12/25/25	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	180.28	180.28	0.00	180.28	5.55	1.56	
12/01/25	12/25/25	FHMS K074 A2 DTD 03/01/2018 3.600% 01/01/2028	3137F4D41	139.80	139.80	0.00	139.80	3.00	2.27	
12/01/25	12/25/25	FHMS K739 A2 DTD 11/01/2020 1.336% 09/01/2027	3137F64P9	244.72	244.72	0.00	244.72	18.79	12.11	
12/01/25	12/25/25	FHMS K069 A2 DTD 11/01/2017 3.187% 09/01/2027	3137FBU79	168.38	168.38	0.00	168.38	8.15	4.71	
12/01/25	12/25/25	FHMS K736 A2 DTD 09/01/2019 2.282% 07/01/2026	3137FNWX4	188.10	188.10	0.00	188.10	13.57	3.16	
12/15/25	12/15/25	ALLYA 2023-1 A3 DTD 07/19/2023 5.460% 05/15/2028	02007WAC2	3,964.36	3,964.36	0.00	3,964.36	0.68	0.34	
12/15/25	12/15/25	HART 2023-A A3 DTD 04/12/2023 4.580% 04/15/2027	448979AD6	4,048.01	4,048.01	0.00	4,048.01	0.40	0.13	
12/15/25	12/15/25	TAOT 2022-C A3 DTD 08/16/2022 3.760% 04/15/2027	89231CAD9	1,796.79	1,796.79	0.00	1,796.79	0.30	0.09	
12/15/25	12/15/25	MBART 2022-1 A3 DTD 11/22/2022 5.210% 08/16/2027	58768PAC8	6,099.93	6,099.93	0.00	6,099.93	1.21	0.43	
12/15/25	12/15/25	CARMX 2022-4 A3 DTD 10/31/2022 5.340% 08/16/2027	14318UAD3	5,748.41	5,748.41	0.00	5,748.41	1.35	0.47	
12/15/25	12/15/25	TAOT 2023-B A3 DTD 05/23/2023 4.710% 02/15/2028	891941AD8	4,471.67	4,471.67	0.00	4,471.67	0.25	0.11	
12/15/25	12/15/25	NAROT 2024-A A3 DTD 05/22/2024 5.280% 12/15/2028	65479UAD0	2,692.45	2,692.45	0.00	2,692.45	0.25	0.17	
12/15/25	12/15/25	MBART 2023-1 A3 DTD 01/25/2023 4.510% 11/15/2027	58770AAC7	1,868.33	1,868.33	0.00	1,868.33	0.22	0.09	
12/15/25	12/15/25	NAROT 2023-A A3 DTD 04/26/2023 4.910% 11/15/2027	65480WAD3	7,041.04	7,041.04	0.00	7,041.04	1.24	0.52	

Managed Account Security Transactions & Interest

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale Method
Trade	Settle							Cost	Amort Cost	
PAYDOWNS										
12/15/25	12/15/25	FORDO 2023-B A3 DTD 06/26/2023 5.230% 05/15/2028	344930AD4	3,597.47	3,597.47	0.00	3,597.47	0.05	0.02	
12/15/25	12/15/25	COPAR 2022-1 A3 DTD 05/04/2022 3.170% 04/15/2027	140430AC6	2,263.14	2,263.14	0.00	2,263.14	0.49	0.13	
12/15/25	12/15/25	HDMOT 2023-A A3 DTD 02/23/2023 5.050% 12/15/2027	41285JAD0	3,348.73	3,348.73	0.00	3,348.73	0.34	0.14	
12/15/25	12/15/25	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	7,764.67	7,764.67	0.00	7,764.67	0.48	0.26	
12/15/25	12/15/25	CARMX 2022-3 A3 DTD 07/20/2022 3.970% 04/15/2027	14318MAD1	5,074.07	5,074.07	0.00	5,074.07	0.12	0.03	
12/15/25	12/15/25	COPAR 2022-2 A3 DTD 08/10/2022 3.660% 05/17/2027	14043GAD6	2,631.79	2,631.79	0.00	2,631.79	0.19	0.06	
12/15/25	12/15/25	TAOT 2023-A A3 DTD 01/30/2023 4.630% 09/15/2027	891940AC2	3,346.41	3,346.41	0.00	3,346.41	0.00	0.00	
12/15/25	12/15/25	ALLYA 2022-2 A3 DTD 10/12/2022 4.760% 05/17/2027	02008MAC3	7,449.52	7,449.52	0.00	7,449.52	0.09	0.03	
12/15/25	12/15/25	ALLYA 2024-2 A3 DTD 09/27/2024 4.140% 07/16/2029	02007NAC2	469.20	469.20	0.00	469.20	0.05	0.04	
12/16/25	12/16/25	GMCAR 2022-3 A3 DTD 07/13/2022 3.640% 04/16/2027	36265WAD5	3,121.67	3,121.67	0.00	3,121.67	0.02	0.01	
12/16/25	12/16/25	GMCAR 2022-4 A3 DTD 10/12/2022 4.820% 08/16/2027	36265QAD8	8,844.39	8,844.39	0.00	8,844.39	1.45	0.50	
12/25/25	12/25/25	BMWOT 2023-A A3 DTD 07/18/2023 5.470% 02/25/2028	05592XAD2	2,077.26	2,077.26	0.00	2,077.26	0.37	0.18	
Transaction Type Sub-Total				136,300.62	136,300.62	0.00	136,300.62	2,802.36	205.05	
SELL										
12/01/25	12/02/25	APPLE INC (CALLABLE) DTD 11/13/2017 3.000% 11/13/2027	037833DK3	140,000.00	138,525.80	221.67	138,747.47	2,840.60	1,811.28	FIFO
12/01/25	12/02/25	TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/07/2026	89236TMJ1	30,000.00	30,106.20	436.04	30,542.24	124.80	112.71	FIFO
12/01/25	12/02/25	NATIONAL RURAL UTIL COOP (CALLABLE) DTD 11/02/2023 5.600% 11/13/2026	63743HFK3	40,000.00	40,559.20	118.22	40,677.42	573.20	563.82	FIFO

Managed Account Security Transactions & Interest

For the Month Ending **December 31, 2025**

CITY OF LA PALMA - OPERATING PORTFOLIO - 995341 - (14205145)

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	Method
SELL										
12/01/25	12/02/25	HOME DEPOT INC (CALLABLE) DTD 12/04/2023 4.950% 09/30/2026	437076CV2	55,000.00	55,409.75	468.88	55,878.63	530.20	446.74	FIFO
12/01/25	12/02/25	CHEVRON USA INC DTD 02/26/2025 4.405% 02/26/2027	166756AZ9	175,000.00	176,328.25	2,055.67	178,383.92	1,328.25	1,328.25	FIFO
12/01/25	12/03/25	US TREASURY N/B DTD 03/15/2024 4.250% 03/15/2027	91282CKE0	300,000.00	302,367.19	2,782.46	305,149.65	6,480.47	4,238.28	FIFO
12/01/25	12/03/25	US TREASURY N/B DTD 04/15/2024 4.500% 04/15/2027	91282CKJ9	300,000.00	303,585.94	1,817.31	305,403.25	4,910.16	4,224.31	FIFO
12/01/25	12/03/25	US TREASURY N/B DTD 05/15/2024 4.500% 05/15/2027	91282CKR1	50,000.00	50,638.67	111.88	50,750.55	658.20	648.60	FIFO
12/02/25	12/03/25	COMCAST CORP (CALLABLE) DTD 10/05/2018 4.150% 10/15/2028	20030NCT6	150,000.00	150,447.00	830.00	151,277.00	151.50	158.96	FIFO
12/02/25	12/03/25	CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4	100,000.00	100,960.94	258.00	101,218.94	988.66	977.24	FIFO
Transaction Type Sub-Total				1,340,000.00	1,348,928.94	9,100.13	1,358,029.07	18,586.04	14,510.19	
Managed Account Sub-Total					(144,533.49)	104,803.30	(39,730.19)	21,388.40	14,715.24	
Total Security Transactions					(144,533.49)	\$104,803.30	(\$39,730.19)	\$21,388.40	\$14,715.24	

City of La Palma

Agenda Item No. 4



MEETING DATE: February 3, 2026

TO: City Council

FROM: City Manager

SUBMITTED BY: Joseph Cisneros, Deputy City Manager

AGENDA TITLE: Authorize Funding for Annual Contribution to the North Orange County Service Planning Area

RECOMMENDED ACTION:

It is recommended that the City Council appropriate and allocate \$120,222 from its Housing Fund to cover the City's Fiscal Year 2025-26 required contribution to the North Orange County Service Planning Area.

SUMMARY:

In 2017, Governor Brown signed a 15-bill housing package designed to address California's housing shortage and rising housing costs. Among the measures was the Building Homes and Jobs Act (SB 2), which established a \$75 recording fee on certain real estate documents to generate funding for affordable housing initiatives. The State's Department of Housing and Community Development (HCD) subsequently created several grant programs to distribute these funds, including the Permanent Local Housing Allocation (PLHA) program, which provides direct allocations to local governments. As part of the implementation of these state-funded programs, local jurisdictions are encouraged to collaborate on regional solutions to address homelessness and affordable housing needs. One such effort is the North Orange County Service Planning Area ("North SPA"), in which the City of La Palma actively participates.

A regional collaborative comprising 12 cities, the North SPA is responsible for the establishment, operation, and maintenance of two homeless shelters and associated support services located in Buena Park and Placentia. To support these efforts, each participating city allocates a portion of its Permanent Local Housing Allocation (PLHA) funds toward the region's required annual contributions. La Palma's total contribution for Fiscal Year 2025-26 is approximately \$95,144. Additionally, cities have agreed to prepay their PLHA obligations while the North SPA Treasurer, the City of La Habra, awaits reimbursement from the County of Orange. These funds are later credited back to each city's account. La Palma's PLHA share for FY 2025-26 is approximately \$25,078. Therefore, the City's total contribution for FY 2025-26 is approximately \$120,222. All of the City's contributions to the North SPA are funded through the City's Housing Fund, which is dedicated to support programs and initiatives aimed at addressing affordable housing and homelessness within the region.

FISCAL IMPACT:

The Housing Fund has an available fund balance of approximately \$1,885,000, exceeding the City's contribution of \$120,222.

ATTACHMENTS:

1. North SPA FY26 Invoice

City of La Palma

Agenda Item No. 5



MEETING DATE: February 3, 2026

TO: City Council

FROM: City Manager

SUBMITTED BY: Norma I. Alley, City Clerk

AGENDA TITLE: Resolution Approving the Sponsorship for 2026 Cypress College Foundation Americana Awards and Authorizing the Distribution of Tickets to Attend the Event

RECOMMENDED ACTION:

Adopt a Resolution approving sponsorship of the 2026 Cypress College Foundation Americana Awards at the Benefactor Sponsor level and authorize the distribution of tickets to attend the event.

BACKGROUND:

The Fiscal Year 2025-26 Budget includes a sponsorship of the Cypress College Foundation Americana Awards at the Americana Benefactor Sponsor level.

SUMMARY:

The purpose of this report is to provide approval of the sponsorship amount pursuant to the Fair Political Practices Commission (FPPC) Regulation 18944.1(d)(2) and the City's Ticket Distribution Policy, which requires that the City determine a specific governmental or public purpose of the City in order to purchase tickets to or sponsor such events.

The Americana Benefactor Sponsorship provides the City with one table with up to 10 tickets to the event, as well as, a half-page color advertisement in the event program congratulating this year's "Person of the Year" honoree. This year's honoree for the City of La Palma is Janet Jensen.

The attached resolution approves sponsorship of the 2026 Cypress College Foundation Americana Awards at the \$4,000 Benefactor Sponsor level. The resolution finds that the expenditure of funds to participate in the event accomplishes one or more public purposes of the City that are equal or greater value than the cost of the tickets. Specifically, attendance at the event promotes City recognition; promotes City-sponsored community service organizations and programs that provide benefit to the City; encourages greater volunteer activities by City residents; and provides opportunities for City officials to confer with other governmental officials attending the event regarding matters of interest to or affecting the City.

FISCAL IMPACT:

The City Council's Fiscal Year 2025-26 Budget (001-110-6200-00000) has sufficient funds to cover the \$4,000 expense.

ATTACHMENTS:

1. Americana Sponsorship Opportunities 2026
2. Resolution Americana Sponsorship 2026 Final



Americana Awards - Saturday, March 21, 2026

Sponsorship Opportunities

Presenting Sponsor - \$50,000+ - Presenting sponsor recognition on event literature, including “save-the-date” card, invitation, printed program, on website and Cypress College marquee. Two-page spread in center of printed program. Primary recognition in event publicity, press releases, @Cypress newsletter and annual report. Recognized from the state and special video welcome at the start of the event; Registration for 50 people.

Title Sponsor - \$25,000 - Identified in event literature, including “save-the-date” card, invitation, printed program, on website and Cypress College marquee. Full-page ad placed inside the front cover of the printed program. Acknowledged in event publicity, press releases, @Cypress newsletter and annual report. Recognized during event, and/or video during event; Registration for 30.

Platinum Sponsor - \$20,000 - Registration for 10. Full-page color donor acknowledgment in superior location in Americana Program, recognition on website and from stage. Identified on Cypress College marquee.

President’s Circle Sponsor - \$15,000 - Registration for 10. Full-page color donor acknowledgment in prime location in Americana Program, recognition on website and from stage. Includes all Corporate Level President’s Circle Benefits for year-long recognition and events.

Patriot Sponsor - \$10,000 - Registration for 10. Full-page color donor acknowledgment in prime location in Americana Program, recognition on website and from stage.

Founder Sponsor - \$5,500 - Registration for 10. Full-page color donor acknowledgment in Americana Program, recognition on website and from stage.

Benefactor Sponsor - \$4000 - Registration for 10. Half-page color donor acknowledgment in Americana Program and recognition on website.

Spirit Sponsor - \$2,000 - For friends unable to attend. Full-page color donor acknowledgment in Americana Program.

Patron Sponsor - \$1,000 - For friends unable to attend. Half-page color donor acknowledgment in Americana Program.

Star Sponsor - \$950 - Registration for two and front-page Americana program listing.

Individual tickets - \$375 - One Americana registration.

Register online: www.AmericanaAwards.org or scan the QR Code



RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PALMA, CALIFORNIA, AUTHORIZING PARTICIPATION IN THE 2025 CYPRESS COLLEGE FOUNDATION AMERICANA AWARDS

WHEREAS, the Cypress College Foundation Americana Awards are an annual event that both benefits students attending the college through scholarship opportunities and honors local citizens - this year's honoree being Janet Jensen; and

WHEREAS, attendance by the City Council and/or members of the City's staff serves to strengthen relationships within the business and scholastic communities, enhances the City's reputation, promotes education, and promotes volunteerism.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of La Palma does hereby adopt a resolution and resolves as follows:

SECTION 1. Declares there is a specific governmental or public purpose in the City being an Americana Benefactor Sponsor of the event, which includes attendance of ten City officials and/or volunteers, recognition in the event program, and a half page color advertisement, all of which will enhance the City's reputation within the City and in neighboring communities.

SECTION 2. Authorizes the City Manager, or designee, to purchase an American Benefactor Sponsor package and distribute the event tickets to City officials and/or volunteers as deemed appropriate.

SECTION 3. The City Clerk shall certify to the passage and adoption of this resolution and shall affix their signature and City Seal and that same shall be entered into the Book of Resolutions.

APPROVED AND ADOPTED by the City Council of La Palma at a Regular Meeting on the 3rd day of February, 2026.

Nitesh P. Patel
Mayor

ATTEST:

Norma I. Alley, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF LA PALMA)

I, NORMA I. ALLEY, MMC, City Clerk of the City of La Palma, California, DO HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of said City at a regular meeting of said City Council held on the 3rd day of February, 2026, and that it was so adopted by called vote as follows:

AYES:

NOES:

Norma I. Alley, MMC
City Clerk

City of La Palma

Agenda Item No. 6



MEETING DATE: February 3, 2026

TO: City Council

FROM: City Manager

SUBMITTED BY: Jake Chavira, Acting Public Works and Community Development Director
Stephanie Tomaino, Community Development Consultant

AGENDA TITLE: Consideration of Approval for the Construction of a New Building at the California Joint Powers Insurance Authority (CJPIA) Headquarters

RECOMMENDED ACTION:

It is recommended that the City Council take the following actions:

1. Open the Public Hearing;
2. Receive Staff Report;
3. Council Comments and Questions;
4. Receive Public Input;
5. Close the Public Hearing;
6. Adopt a Resolution approving Minor Conditional Use Permit 399, Precise Plan Amendment 291, Lot Line Adjustment 25-1, and Master Sign Plan 25-1.

CEQA: Exempt from CEQA under CEQA Guidelines Section 15332, Class 32 In-fill Development

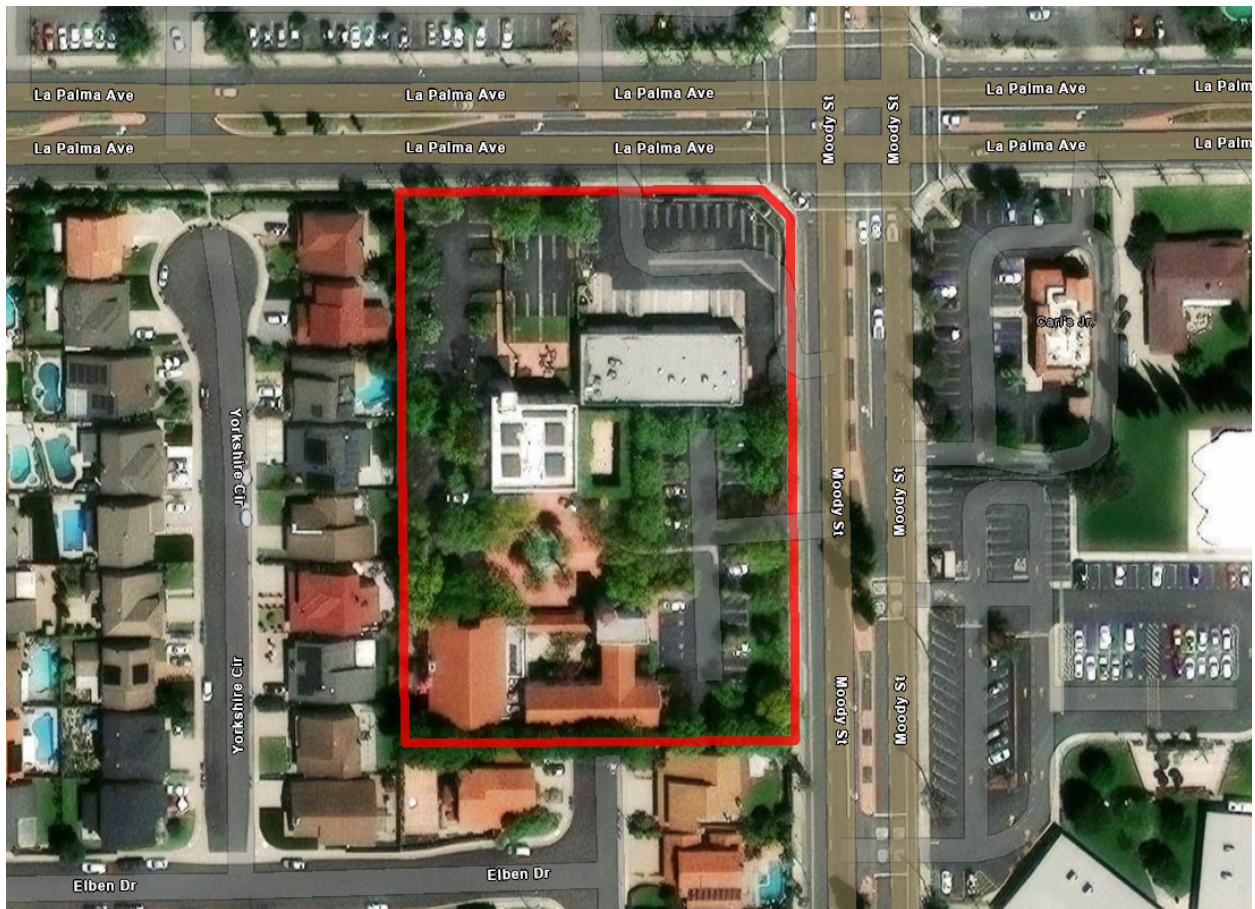
SUMMARY:

The proposed project involves the expansion of the California Joint Powers Insurance Authority headquarters campus through construction of a new two-story office and support building, consolidation of adjacent parcels, approval of a Precise Plan Amendment, Minor Conditional Use Permit for alternative parking standards, and a Master Sign Plan for a new monument sign. The project has been evaluated for consistency with the Zoning Code, General Plan, and applicable development standards, including site design, circulation, parking, architecture, and landscaping, and is supported by a site-specific Parking Management Plan. Advisory review by the Development and Circulation Committee resulted in a recommendation of approval with a modification to the monument sign design. Based on the analysis provided, the project represents a cohesive campus expansion that is compatible with surrounding uses, responsive to operational needs, and consistent with adopted City policies, and staff recommends approval of the project.

BACKGROUND:

The subject site is located at the southwest corner of La Palma Avenue and Moody Street and is zoned Neighborhood Commercial (NC). The site encompasses approximately 110,296 square feet and is currently developed with the California Joint Powers Insurance Authority (CJPIA) headquarters campus. The existing campus includes two two-story office buildings totaling approximately 19,420 square feet (12,044 square feet and 7,376 square feet), which were constructed in two phases.

The CJPIA campus was expanded in recent years through the acquisition of an adjacent commercial parcel located at the street intersection. This parcel was previously developed with a small neighborhood shopping center serving multiple commercial tenants. CJPIA acquired the property in approximately 2023, and the City issued demolition permits in 2024 to remove the former commercial building. The parcel is currently vacant and secured with a perimeter fence and is proposed to be integrated into the existing campus as part of the current project. As shown in the image below, the site occupies a prominent corner location at a major east-west arterial (La Palma Avenue) and north-south collector (Moody Street), providing regional access while transitioning to lower-density residential neighborhoods to the south and west.



The project site is surrounded by a mix of commercial and residential uses typical of the Neighborhood Commercial zoning district at this intersection. Commercial uses are located along both La Palma Avenue and Moody Street, while established single-family residential neighborhoods are located immediately south and west of the site.

The surrounding zoning and land uses are as follows:

- North: Neighborhood Commercial (NC); Super 1 Mart store and other commercial uses
- South: Single-Family Residential (R-1)
- East: Neighborhood Commercial (NC); Carls Jr. drive-through and commercial uses
- West: Single-Family Residential (R-1)

PROJECT DESCRIPTION:

The applicant, Shelley MacDonald of Elements Architecture, on behalf of the property owner, California Joint Powers Insurance Authority (“CJPIA”), proposes to expand its existing headquarters campus located at 8081 Moody Street through the construction of a new two-story, approximately 10,589-square-foot building containing office space, meeting rooms, a studio and production suite, and related ancillary uses. A rendering of the proposed building is provided below. The project also includes a Lot Line Adjustment (LLA 25-1) to consolidate three existing parcels under common ownership into a single campus configuration to accommodate the proposed development. A Precise Plan Amendment (PP 291) is requested to review the site layout, building design, and circulation. A Minor Conditional Use Permit (CUP 399) is requested to allow alternative parking standards. A Master Sign Plan (MSP 25-1) is also requested to permit the installation of a new monument sign at the La Palma Avenue and Moody Street intersection to provide unified campus identification and wayfinding consistent with the expanded headquarters development.

PROJECT ANALYSIS:

Precise Plan Amendment

The purpose of the Precise Plan is to review the design of the development, identify potential impacts on surrounding properties, and evaluate the project for conformance with the Zoning Code and General Plan. The subject site was previously developed under an approved Precise Plan, and the current request constitutes a Precise Plan Amendment to accommodate the proposed campus expansion and related site improvements. Because the project exceeds 2,000 square feet of total floor area and modifies an existing Precise Plan, approval of a Precise Plan Amendment is required.

The subject site is zoned Neighborhood Commercial (NC). Accordingly, the Precise Plan Amendment was evaluated for consistency with applicable development standards, including site layout, building placement, circulation, parking, and landscaping. The proposed building complies with all applicable development standards of the NC zone, including maximum building height, number of stories, floor area ratio, and required setbacks.

Architecturally, the proposed building is designed to complement and enhance the existing CJPIA campus and surrounding development. As shown on the project plans and renderings, the building incorporates Spanish Colonial Revival design elements consistent with the two existing on-site buildings, including articulated façades, stucco exterior finishes, clay tile roofing, recessed openings, and complementary building massing. Given the project’s visibility from the La Palma Avenue and Moody Street intersection, the architectural design has been evaluated to ensure compatibility with the existing CJPIA campus and surrounding development.

The project has been reviewed by the Orange County Fire Authority and the City’s Building Official, who confirmed that the proposed building location and site layout meet applicable fire access, building code, and ADA accessibility requirements. The proposed landscaping complies with the City’s commercial landscape provisions and includes required landscaping along public rights-of-way, within

parking areas, and throughout the site, with a mix of trees, shrubs, and ground cover supported by water-efficient irrigation methods.

Overall, the proposed Precise Plan Amendment demonstrates a cohesive campus design that is compatible with the existing CJPIA development and complies with applicable zoning, fire, building, and landscaping requirements. Architectural plans are provided as an Attachment.

Parking

The proposed project includes a request for alternative parking standards pursuant to a Minor Conditional Use Permit. The request is supported by a site-specific Parking Management Plan (Attachment 3) that addresses the project's mix of uses and operational characteristics. Table 3 from the plan, shown below, summarizes the parking requirements for the existing CJPIA campus and the proposed campus expansion based on the applicable parking standards.

The CJPIA headquarters functions as a multi-building campus with a combination of office uses, meeting and training spaces, and a studio/production suite. While the Zoning Code establishes parking standards by individual land use, it does not provide discrete parking ratios for several of the specialized uses proposed as part of the CJPIA campus. Accordingly, required parking was conservatively calculated using the office parking standard of one parking space per 250 square feet of gross floor area, consistent with Zoning Code Section 44-364 (Table III-7).

Using this methodology, the consolidated campus would require parking in excess of what can be physically accommodated on-site if all uses were assumed to operate at peak demand simultaneously. However, Section 44-361(d) of the Zoning Code allows parking reductions for multiple uses on a lot when supported by a site-specific parking study and a parking management plan, subject to approval of a Minor Conditional Use Permit. Section 44-361(e) further authorizes the City to consider shared parking arrangements and tailored modifications to parking standards where site characteristics or operational factors warrant flexibility.

The Parking Management Plan demonstrates that the proposed uses do not generate peak parking demand concurrently. The campus operates with a hybrid work schedule, and the full workforce is not present on-site at the same time. Meeting and training functions occur periodically rather than daily, large annual or special events are limited in frequency, and the studio and production suite is intended for internal use by existing staff. The proposed building addition is also anticipated to be supported with existing employees, with no increase in overall staffing levels. Collectively, these operational characteristics reduce daily parking demand relative to a standard office use applied uniformly across the site.

The proposed site plan provides a total of 75 physical parking stalls, including standard, accessible, EV-capable, parallel, and tandem spaces serving all campus buildings. As shown on the Proposed Striping and Dimensions Plan, the site includes 44 standard stalls and 31 tandem stalls, which function as supplemental parking during managed events. Tandem parking is not expressly prohibited for nonresidential uses under the Zoning Code and, in this case, would be limited to infrequent, planned events when parking management personnel are present. Tandem spaces are not relied upon for daily employee parking.

The Parking Management Plan also identifies operational measures to ensure adequate parking availability during special events, including on-site parking coordination, use of attendants or valet services as needed, and scheduling practices that avoid overlap with regular business operations. For typical day-to-day conditions, the available standard parking supply is sufficient to meet employee demand based on observed and projected occupancy levels.

Based on this site-specific analysis, the proposed alternative parking arrangement meets the intent of the Zoning Code by providing safe, adequate, and functional parking tailored to the actual operation of the CJPIA campus. The requested parking flexibility is consistent with Zoning Code Sections 44-361(d) and (e) and is appropriately reviewed through the Minor Conditional Use Permit process.

Monument Sign

The project includes a Master Sign Plan to allow installation of a new monument sign at the La Palma Avenue and Moody Street intersection. Details on the proposed sign are provided on Sheet A3-4 of the plans (Attachment 2). The subject site currently contains two existing monument signs located along Moody Street that flank the primary driveway entrance to the CJPIA campus. Although these signs are technically two separate structures, they function as a single integrated entry feature and are architecturally designed as part of the site's perimeter wall and entry treatment. The proposed monument sign at the La Palma Avenue frontage would serve as an additional point of site identification at the street intersection and is designed to be consistent in scale, materials, and architectural character with the existing monument features.

The proposed monument sign complies with applicable sign area and height limitations for monument signage and incorporates Spanish Colonial Revival design elements consistent with the existing campus, including stucco finishes, bronze lettering, and integrated landscaping. The dimensions of the proposed monument sign are appropriate and is intended primarily for site identification rather than advertising.

Lot Line Adjustment

The project includes a Lot Line Adjustment (LLA) request to consolidate three contiguous parcels under common ownership into a single development site for the CJPIA headquarters campus. The affected parcels include the existing headquarters property at 8081 Moody Street (comprised of two lots) and an adjacent parcel along La Palma Avenue that was previously developed with a small multi-tenant commercial center. CJPIA has since acquired the parcel and demolished the former commercial building, resulting in a vacant lot now proposed for integration into the campus.

All parcels subject to the lot line adjustment are zoned Neighborhood Commercial (NC), and the proposed consolidation does not result in any change to zoning, permitted uses, or applicable development standards. The purpose of the LLA is to facilitate a unified campus layout that allows coordinated site planning, circulation, landscaping, and infrastructure across the property. No new lots are created, and no parcel is rendered nonconforming as a result of the adjustment. As part of the lot line adjustment, the applicant proposes to consolidate site addressing under a single primary address of 8081 Moody Street, with individual buildings identified internally for operational and wayfinding purposes.

DEVELOPMENT AND CIRCULATION COMMITTEE:

The proposed project was presented to the Development and Circulation Committee ("DCC") at a special meeting held on December 18, 2025, for advisory review prior to City Council consideration. Although DCC review was not required by the Zoning Code, the project was referred to the Committee due to its prominent corner location and the inclusion of alternative parking standards supported by a parking management plan.

Following its review, the DCC voted to recommend approval of the project to the City Council. The Committee expressed general support for the proposed site design, campus expansion, and use of alternative parking standards after discussion of the applicant's operational characteristics and parking management practices. The DCC recommended that the City Council approve the requested

8'-0"

1'-6"

8081

CALIFORNIA

J · P · I · A

STUCCO FINISH WITH PRECAST CAP TO MATCH EXISTING ADJACENT SIGN

"TRAJAN" FONT LETTERS WITH 3/4" WIDE BAR; CAST BRONZE FINISH

PLANTER WALL WITH "LITTLE" JOHN PLANTINGS - NOT TO EXCEED 3' HEIGHT

SIGN FACE AREA =
100 SF (150 SF MAX)

GENERAL PLAN CONSISTENCY:

ENVIRONMENTAL REVIEW:

PUBLIC NOTIFICATION:

FISCAL IMPACT:

Page 98 of 173

ATTACHMENTS:

1. Attachment 1 - Draft Resolution (8081 Moody St)
2. Attachment 2 - Draft DCC 12-18-25 Meeting Minutes
3. Attachment 3 - Parking Management Plan
4. Attachment 4 - Project Plans

RESOLUTION NO. 2026-XX

A RESOLUTION APPROVING MINOR CONDITIONAL USE PERMIT 399, PRECISE PLAN AMENDMENT 291, LOT LINE ADJUSTMENT 25-1, AND MASTER SIGN PLAN 25-1 FOR THE CONSTRUCTION OF A NEW BUILDING AT THE CALIFORNIA JOINT POWERS INSURANCE AUTHORITY HEADQUARTERS, 8081 MOODY STREET

WHEREAS, the applicant, Shelley MacDonald of Elements Architecture (hereinafter, the “Applicant”), on behalf of the property owner, California Joint Powers Insurance Authority (“CJPIA”), proposes to expand its existing headquarters campus located at 8081 Moody Street (Assessor’s Parcel Number 262-042-66) , La Palma, CA 90623, through the construction of a two-story, approximately 10,589-square-foot building containing office space, meeting rooms, a studio and production suite, and related ancillary uses (hereinafter the “Project”); and

WHEREAS, the subject property is located within the Neighborhood Commercial (NC) Zoning District, and the California Joint Powers Insurance Authority headquarters is classified by the Zoning Code as a government office use, which is permitted by right in the NC zone; and

WHEREAS, the City of La Palma wishes to protect and preserve the quality of the commercial and residential areas of the City, as well as the quality of life throughout the City, through effective land use and planning; and

WHEREAS, on December 18, 2025, the City of La Palma Development and Circulation Committee held a duly noticed public hearing on the Project and, after considering testimony and evidence from the Applicant, City staff, and the public, voted to recommend approval of the Project to the City Council with one amendment to the proposed Master Sign Plan; and

WHEREAS, notice of the public hearing was mailed to all property owners within 300 feet of the proposed project, published on the City’s website, and posted at La Palma City Hall, the La Palma Community Center, the OC Public Library - La Palma Branch, and on the subject property at least ten (10) days prior to the public hearing; and

WHEREAS, February 3, 2026, the La Palma City Council conducted a duly noticed public hearing on and considered testimony and evidence presented by the Applicant, the public, City staff, and other interested parties, at the hearing held with respect thereto.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of La Palma resolves as follows:

SECTION 1. The forgoing recitals are incorporated herein and made a part hereof.

SECTION 2. The City Council finds that the proposed office development is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, for In-Fill Development Projects, as a result of meeting five established conditions that demonstrate no features or unusual circumstances distinguish the project from others in exempt classes that would disqualify the project. Class 32 specifically exempts from environmental review in-fill development where: 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable

zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare, or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services. Therefore, the project is categorically exempt from further CEQA review under Section 15332, Class 32, In-Fill Development Projects.

SECTION 3. The City Council finds that the proposed project meets all required findings for approval of the Minor Conditional Use Permit, Precise Plan Amendment, and Master Sign Plan, as required by Chapter 44 of the La Palma Municipal Code. The findings and facts in support thereof are set forth in Exhibit “A”, which is incorporated herein by this reference and adopted by the City Council as the basis for its decision.

SECTION 4. The Project shall be developed in substantial conformance with the architectural drawings and plans reviewed and approved by the City Council on February 3, 2026, which are on file with the City of La Palma Community Development Department. Minor modifications may be approved by the Community Development Director or designee consistent with the La Palma Municipal Code, provided such modifications do not result in a substantial change to the approved Project.

SECTION 5. This project approval shall become effective following the expiration of a fifteen (15) day appeal period without the filing of an appeal application from the date of the City Council approval.

SECTION 6. The City Council of the City of La Palma does hereby adopt a resolution approving Minor Conditional Use Permit No. 399, Precise Plan Amendment No. 291, Lot Line Adjustment No. 25-1, and Master Sign Plan No. 25-1, subject to the Conditions of Approval attached as Exhibit “B” and by this reference is incorporated.

SECTION 7. This project approval shall become effective following the expiration of a fifteen (15) day appeal period without the filing of an appeal application from the date of the City Council approval.

SECTION 8. The City Clerk shall certify to the passage and adoption of this resolution and shall affix their signature and City Seal and that same shall be entered into the Book of Resolutions.

APPROVED AND ADOPTED by the City Council of La Palma at a Regular Meeting on the 3rd day of February, 2026.

Nitesh P. Patel
Mayor

ATTEST:

Norma I. Alley, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF LA PALMA)

I, NORMA I. ALLEY, MMC, City Clerk of the City of La Palma, California, DO HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of said City at a regular meeting of said City Council held on the 3rd day of February, 2026, and that it was so adopted by called vote as follows:

AYES:

NOES:

Norma I. Alley, MMC
City Clerk

Exhibit “A”

FINDINGS FOR APPROVAL

Precise Plan Amendment 291 Minor Conditional Use Permit 399 Master Sign Plan 25-1

As required by Chapter 44 – Zoning, Article V – Division 3, Section 44-787 (Findings) of the La Palma Municipal Code, approval of Precise Plan Amendment 291 is based on the following findings:

1. **Finding:** The proposed use is allowed within the subject zoning district and complies with all applicable provisions of this chapter.

Facts in Support of Finding: The subject property is zoned Neighborhood Commercial (NC), which permits office and institutional uses such as the existing CJPIA headquarters campus. The Municipal Code requires approval of a Precise Plan for new development exceeding 2,000 square feet and for modifications to sites previously developed under an approved Precise Plan. The proposed campus expansion, site layout, building placement, circulation, parking configuration, and landscaping have been evaluated for consistency with applicable NC zoning standards and comply with all relevant provisions of Chapter 44, subject to the approvals requested as part of this application.

2. **Finding:** The proposed use would be consistent with the objectives, policies, general land uses, and programs of the General Plan and any applicable specific plan and is in compliance with all City, State, and federal laws and regulations.

Facts in Support of Finding: The proposed Precise Plan Amendment is consistent with the goals and policies of the La Palma General Plan that support high-quality institutional development, compatibility with surrounding uses, and efficient circulation, including GOAL LU-1, GOAL LU-3, GOAL CB-4, and GOAL T-1. The project enhances an existing employment and institutional campus at a major intersection while maintaining compatibility with adjacent commercial and residential areas. The project complies with applicable City regulations and will be subject to all State and Federal building, accessibility, and fire safety requirements.

3. **Finding:** The approval of the precise plan or an amendment to a precise plan for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.).

Facts in Support of Finding: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt from further environmental review under CEQA Guidelines Section 15332 (Class 32, In-Fill Development). The Precise Plan Amendment allows for the construction of a new building within an urbanized area and does not result in significant environmental impacts. Therefore, approval of the Precise Plan Amendment complies with CEQA requirements.

4. **Finding:** The location, size, design, and operating characteristics of the proposed use would be compatible with existing land uses within the general area in which the proposed use is to be located.

Facts in Support of Finding: The proposed building is designed as a continuation of the existing CJPIA campus and incorporates Spanish Colonial Revival architectural elements consistent with the two existing on-site buildings. The site is surrounded by commercial uses along La Palma Avenue and Moody Street, with residential neighborhoods located further south and west. The building height, massing, setbacks, and orientation are compatible with surrounding development, and campus operations will remain consistent with existing institutional use patterns. Accordingly, the project is compatible with surrounding land uses.

5. **Finding:** The subject site is physically suitable for the type and density/intensity of the use being proposed.

Facts in Support of Finding: The subject site is a developed institutional campus located at a major street intersection with adequate access, infrastructure, and utilities to support the proposed expansion. The Precise Plan Amendment facilitates consolidation of parcels and coordinated site planning, circulation, and landscaping across the campus. The scale and intensity of the proposed building are appropriate for the size of the site and consistent with the existing development pattern. Therefore, the site is physically suitable for the proposed use and intensity.

6. **Finding:** The proposed project will have no adverse effect on abutting or adjacent properties and is compatible with those properties.

Facts in Support of Finding: The proposed campus expansion does not introduce new land uses or operational characteristics that would adversely affect adjacent properties. The project maintains appropriate setbacks, landscaping, and circulation patterns, and includes architectural and site design features that integrate the new building into the existing campus. Parking demand is addressed through an approved parking management plan, minimizing the potential for off-site impacts. As conditioned, the project will not have an adverse effect on surrounding properties and is compatible with the surrounding area.

As required by Chapter 44 – Zoning, Article V – Division 3, Section 44-851 (Findings) of the La Palma Municipal Code, approval of Minor Conditional Use Permit 399 is based on the following findings:

1. **Finding:** The proposed use is conditionally allowed within the subject zoning district, would not impair the integrity and character of the district, and complies with all applicable provisions of the Development Code.

Facts in Support of Finding: The subject property is zoned Neighborhood Commercial (NC), which permits office and institutional uses and allows consideration of alternative parking standards through approval of a Minor Conditional Use Permit. The proposed project involves expansion of an existing headquarters campus and does not introduce a new or incompatible land use. The request for alternative parking standards is expressly authorized by the Zoning Code for sites with multiple uses when supported by a site-specific parking study and parking management plan. As conditioned, the project complies with applicable

provisions of the Development Code and would not impair the integrity or character of the zoning district.

2. **Finding:** The proposed use is consistent with the goals, policies, general land uses, and programs of the General Plan, and any applicable specific plan, and is in compliance with all City, State, and Federal laws and regulations.

Facts in Support of Finding: The proposed project and associated parking flexibility are consistent with the La Palma General Plan goals and policies that promote high-quality institutional development, efficient use of land, and compatibility with surrounding uses, including GOAL LU-1, GOAL LU-3, GOAL CB-4, and GOAL T-1. The alternative parking approach supports orderly development by tailoring parking supply to actual operational characteristics rather than relying solely on uniform ratios. The project complies with all applicable City regulations and is subject to State and Federal building, accessibility, and fire safety requirements.

3. **Finding:** The approval of the conditional use permit, or amendment, for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.).

Facts in Support of Finding: The project is categorically exempt from further environmental review under CEQA Guidelines Section 15332 (Class 32, In-Fill Development). The Minor Conditional Use Permit for alternative parking standards does not authorize any additional development beyond what is otherwise permitted and does not result in significant environmental impacts. Therefore, approval of the CUP complies with CEQA requirements.

4. **Finding:** The site is suitable for the type and intensity of use or development that is proposed.

Facts in Support of Finding: The subject site is a developed institutional campus located at a major street intersection with direct access to La Palma Avenue and Moody Street. The proposed parking arrangement is supported by a site-specific Parking Management Plan that evaluates the campus's mix of uses, operational characteristics, and peak demand patterns. The site is physically capable of accommodating the proposed development and parking supply, and the alternative parking standards are appropriate given the hybrid work schedules, periodic meeting functions, and limited frequency of large events. As such, the site is suitable for the proposed intensity of use.

5. **Finding:** The proposed project will have no adverse effect on abutting or adjacent properties and is compatible with those properties.

Facts in Support of Finding: The proposed alternative parking standards do not alter the approved site layout or circulation patterns and do not result in spillover parking impacts to surrounding streets. The Parking Management Plan includes operational measures to ensure adequate parking availability during special events, including on-site coordination and controlled use of tandem spaces. Adjacent residential neighborhoods are buffered by existing development patterns and street frontage, and the project does not increase daily parking demand beyond what can be accommodated on-site. Therefore, the project is compatible with surrounding properties and will not result in adverse effects.

6. **Finding:** The proposed use will not be adverse to the public health, safety, or general welfare.

Facts in Support of Finding: The alternative parking standards are designed to provide safe, adequate, and functional parking consistent with the actual operation of the CJPIA campus. Fire access, emergency vehicle circulation, pedestrian accessibility, and ADA requirements have been reviewed and will be maintained in compliance with applicable standards. The Parking Management Plan ensures that parking operations remain orderly during both daily operations and infrequent special events. Accordingly, approval of the Minor Conditional Use Permit will not be adverse to the public health, safety, or general welfare.

As required by Chapter 44 – Zoning, Article V – Division 6, Section 44-908 (Findings) of the La Palma Municipal Code, approval of Master Sign Plan 25-1 is based on the following findings:

1. **Finding:** The master sign plan complies with the purpose of this Code, including any applicable design guidelines.

Facts in Support of Finding: The proposed Master Sign Plan has been prepared to integrate signage with the architectural character of the CJPIA campus and to ensure a coordinated, high-quality sign program consistent with the purpose of Chapter 44. The plan emphasizes site identification and wayfinding rather than advertising, incorporates materials and colors consistent with the Spanish Colonial Revival architecture of the campus, and provides a cohesive framework for monument signage on the property. As such, the Master Sign Plan complies with the intent and design objectives of the Sign Code.

2. **Finding:** Proposed signs enhance the overall development and are in harmony with other signs included in the plan, the structures they identify, and surrounding development.

Facts in Support of Finding: The proposed monument sign is designed to be architecturally compatible with the existing CJPIA campus buildings and the integrated monument features already located along Moody Street. The sign incorporates stucco finishes, bronze lettering, and landscaping consistent with the campus design vocabulary and surrounding commercial development. With the removal of the overhead trellis element, as recommended by the Development and Circulation Committee, the monument sign is appropriately scaled for its prominent corner location and enhances the overall campus identity while remaining visually compatible with surrounding uses.

3. **Finding:** The master sign plan contains provisions to accommodate future revisions that may be required because of changes in use or tenants.

Facts in Support of Finding: The Master Sign Plan establishes clear standards for sign design, materials, dimensions, and placement that allow for future modifications or updates while maintaining architectural consistency across the campus. These provisions ensure that any future changes to signage resulting from operational needs or internal campus reconfiguration can be accommodated in a manner that remains consistent with the approved sign program and the intent of the Sign Code.

4. **Finding:** The master sign plan complies with the standards of this Code, except that flexibility is allowed with regard to sign area, number, location, and/or height to the extent that the

master sign plan will enhance the overall development, achieve superior quality design, and more fully accomplish the purposes of this Code.

Facts in Support of Finding: The proposed Master Sign Plan generally complies with the applicable sign area, height, and design standards for monument signage within the Neighborhood Commercial zoning district. The plan allows limited flexibility in the placement and number of monument signs to reflect the site's unique campus configuration and prominent corner location, while maintaining a cohesive and architecturally integrated signage program. This flexibility results in a superior quality sign design that enhances site identification, preserves visual compatibility, and more fully achieves the purposes of the Sign Code than would be possible through standard sign permits alone.

Exhibit “B”

CONDITIONS OF APPROVAL

**Precise Plan Amendment 291
Minor Conditional Use Permit 399
Master Sign Plan 25-1
Lot Line Adjustment 25-1**

GENERAL:

1. An Agreement to the Conditions of Approval shall be executed by the Owner and/or Applicant, and filed with the Community Development Department, within fifteen (15) days of the project approval date. The Agreement to the Conditions of Approval shall run with the land and be binding in any subsequent owners, heirs, assigns, or occupants.
2. The Owner and the Owner's successors in interest shall be fully responsible for knowing and complying with all Conditions of Approval, including making known the Conditions to the City for future governmental permits or actions at 8081 Moody Street. These approved Conditions of Approval shall be attached to all sets of construction plans and posted at the site during construction.
3. All aspects of this development, including, but not limited to, structures, landscaping, parking, signage, access, allowed uses, and mechanical equipment, shall conform in all respects with Chapter 44 of the La Palma Municipal Code and the La Palma Standard Improvement Plans and Specifications, latest edition, unless otherwise specifically approved in these Conditions of Approval.
4. The Owner and the Owner's successors, heirs, and assigns, shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City, its agents, officers, or employees to attack, set aside, void, or annul the approval granted by this Precise Plan, which action is brought within the appropriate statute of limitations. The Owner and the Owner's successors, heirs, and assigns, shall further defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, or proceedings against the City, its agents, officers, or employees arising out of or resulting from negligence of the Owner or the Owner's agents, employees or contracts.
5. In accordance with the La Palma Municipal Code Section 44-792 and subject to the expiration provisions in Article IV, Division 4 of the City Code, this Precise Plan will expire 180 days following City Council approval if construction of the Project has not begun. Extensions of this time limit are subject to Section 44-580.
6. The Community Development Director or designee shall have the authority for interpreting the conditions of approval granted herein by the City, in cases where “uncertainty” or “ambiguity” or “discrepancies” exist between approved plans, interpretations of established conditions of approval, and/or new issues that stem from plan check or construction that were not addressed or considered as part of an original project approval and require reconsideration or interpretation of the Conditions of Approval so long as such interpretation

results in only “minor” revisions to the project scope to that which was originally approved and do not result in a substantive modification to the approved project.

7. If at the time of application for building permit there is a project job account balance due to the City for recovery of planning review and entitlement fees the balance shall be remitted. Building permits will not be issued until the entitlement processing fees are paid in full.

PARKING:

8. The Property Owner shall implement and comply with the approved Parking Management Plan on file with the Community Development Department for the life of the project. The Parking Management Plan shall govern campus parking operations, including but not limited to employee parking practices, use of tandem parking spaces during special events, on-site parking coordination, and event management procedures. Any substantive modification to the Parking Management Plan shall require review and approval by the Community Development Director or designee, and failure to comply with the approved plan shall constitute a violation of this approval.
9. If, at any time after project occupancy, the City receives substantiated complaints or determines that parking demand associated with the project results in inadequate on-site parking availability, parking spillover onto adjacent streets, or other parking-related impacts, the Property Owner shall, at its sole expense, submit a parking mitigation or corrective action plan for review and approval by the Community Development Director or designee. Such measures may include, but are not limited to, operational modifications, changes to parking management practices, use restrictions, off-site parking agreements, or other actions deemed appropriate by the City to resolve the identified parking issues.

WATER QUALITY:

10. The Applicant shall submit a Final Water Quality Management Plan (WQMP) and a Water Pollution Control Plan (WPCP) to the City for review and approval prior to issuance of grading or demolition permit.
11. The Applicant shall include in the construction plans all BMPs identified in the approved final Project WPCP and any other urban runoff and storm water pollution control measures deemed necessary by the City.
12. The Applicant shall submit to the City for review and approval a Water Quality Management Plan that:
 - (a) Discusses regional or watershed programs (if applicable),
 - (b) Identifies selected Low Impact Development (LID) and Hydro modification (as applicable) BMPs,
 - (c) Identifies any applicable waivers, alternative programs, and Treatment Control BMPs,
 - (d) Incorporates the applicable Source Control BMPs,

- (e) Describes long-term operation and maintenance requirements for BMPs,
 - (f) Identifies the entity that will be responsible for long-term operation and maintenance of the BMPS, and
 - (g) Describes the mechanism for funding the long-term operation and maintenance of the BMPs.
13. If applicable, obtain State Construction General Permit with Waste Discharger Identification (WDID) number prior to grading permit issuance.
14. The discharge of any sediment and construction materials or wastes into a receiving water or storm drain shall be prohibited.
15. Prior to grading or building permit close-out and/or the issuance of a Certificate of Occupancy, the Applicant shall:
- (a) Demonstrate that all LID and other structural BMPs described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications,
 - (b) Demonstrate that an adequate number of copies of the project's approved final Project WQMP are available for the future property occupants, and
 - (c) Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs (optional if included in final Project WQMP).
 - (d) Owner/Applicant shall execute and record a Covenant and Agreement for the maintenance and monitoring of Water Quality BMP's.

CONSTRUCTION:

16. All construction plans are required to be submitted to the Building & Safety Division for plan check, permit issuance, and payment of permit fees prior to commencement of construction activity. Construction plans shall be consistent with the Precise Plan 285 approved by the City Council.
17. The Owner/Applicant shall ensure that all construction contractors and subcontractor personnel are made aware of the required best management practices and good housekeeping measures for the project site and any associated construction lay-down areas.
18. The Owner/Applicant shall be responsible for informing all subcontractors, consultants engineers, or other business entities providing services related to the Project of their responsibilities to comply with all pertinent requirements herein in the La Palma Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as noise limitations and hours of construction requirements within the City.

19. General contractor must submit a Construction Waste Management Plan prior to permit issuance. At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed of in trash or recycle bins.
20. The Owner/Applicant shall secure encroachment permit for all public improvements in the public rights-of-way.
21. The City shall impose the following hours of operation on any construction activity and operation of mobile combustion or pneumatic equipment or any construction noise sources that can be heard from the property line greater than 65dBA:

Monday-Friday:	7:00 a.m. – 7:00 p.m.
Saturday:	9:00 a.m. – 6:00 p.m.
Sundays & Holidays:	Not Allowed

Holidays are specifically defined herein as: Presidents Day, Martin Luther King Day, Memorial Day, July 4th, Labor Day, Veterans Day, Thanksgiving, the day after Thanksgiving, Christmas, New Year's Day,

22. The Applicant shall ensure that all mechanical and electrical equipment (to be installed on a structure or on the ground) is adequately screened from public view to the satisfaction of the Community Development Director or designee prior to issuance of Certificate of Occupancy.
23. All parking of vehicles related to the construction process, including worker's personal vehicles, are encouraged to park on the project site to the maximum extent possible.

GRADING AND DRAINAGE:

24. An Engineering grading Certification shall be submitted to the City Engineer and Building Official when grading is complete. The Certification form shall be obtained from the City. The project RCE/geotechnical engineer shall initiate and prepare the certification, duly signed, wet stamped with date of expiration of registration.
25. Grading shall be in substantial compliance with the approved grading plans and to the satisfaction of the Building & Safety Division and Public Works Division. Surety shall be posted with a bond to the Public Works Division to guarantee all public works improvements including but not limited to curbs, gutters, sidewalks, utilities, and the completion of grading, erosion and sediment control measures, soil stabilization, and drainage improvements.
26. Construct as necessary drainage improvements on site including structures or under-sidewalk drains as part of the public works improvements per the project's Water Quality Management Plan (WQMP).
27. Grading contractor shall manage dust control with liberal use of watering truck during grading activity.
28. Two (2) inch aggregate base approach and use of rumble strips shall to be installed per WQMP and Erosion Sediment Control Plan (ESCP).

LANDSCAPING:

29. Prior to building permit issuance, a landscape documentation package shall be submitted to the City Water Quality Consultant for review and approval subject to the provisions of State Model Water Efficient Landscape Ordinance, located at California Code of Regulations, Title 23, Division 2, Chapter 2.7, Sections 490-495, as may be amended from time to time. The landscape documentation package shall include a certification by a professional, appropriately licensed in the State of California, stating that the landscape design and water use calculations have been prepared by or under the supervision of the licensed professional and are certified to be in compliance with the provisions of State Model Water Efficient Landscape Ordinance, located in California Code of Regulations, Title 23, Division 2, Chapter 2.7, Sections 490-495, as may be amended from time to time.
30. Landscape and irrigation plans shall be submitted to the City's Water Quality Consultant for review and approval with appropriate water use calculations prior to issuance of building permit. Water use calculations shall be consistent with calculations contained in the guidelines and shall be provided to the local water purveyor, as appropriate, under procedures determined by the City.
31. Verification of compliance of the landscape installation with the approved plans shall be obtained through a certification of completion in conjunction with a certificate of use and occupancy or permit final process, as provided in the State Model Water Efficient Landscape Ordinance, located at California Code of Regulations, Title 23, Division 2, Chapter 2.7, Sections 490-495, as may be amended from time to time.

UTILITIES:

32. The water and sewer systems shall be installed to the satisfaction of the City's Water Supervisor, and all work shall be done in accordance with City Standards.
33. Utilities, including electrical, telephone, cable television, and similar service wires or cables that provide direct service to the new building (approved under Precise Plan Amendment 291) shall be installed underground unless otherwise approved by the City Council when approving a Precise Plan. The Applicant is responsible for complying with the requirements of the La Palma Municipal Code and making the necessary arrangements with the utility companies for installation of facilities. Appurtenances and associated equipment such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system may be placed aboveground with approval of the City Engineer.

ORANGE COUNTY FIRE AUTHORITY (OCFA):

34. Prior to issuance of a building permit, the Applicant shall provide proof of Orange County Fire Authority (OCFA) approval(s) in the form of stamped plans to the Building & Safety Division.
35. Prior to issuance of a grading permit and/or building permit, the Applicant shall obtain OCFA approval of a fire master plan (service code PR145).

36. Prior to issuance of a building permit, the Applicant shall obtain OCFA approval of the following:
- Architectural (service codes PR200-PR285);
 - Underground piping for private hydrants and fire sprinkler systems (service codes PR470-PR475); and
37. Prior to final building inspection, the Applicant shall obtain OCFA approval of a fire sprinkler system (service codes PR400-PR465).
38. Prior to concealing interior construction, the Applicant shall obtain OCFA approval of a sprinkler monitoring system (service code PR500).
39. Prior to Issuance of a Certificate of Occupancy Permit, all Orange County Fire Authority "OCFA" plan inspections for the project or structures shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project.

MINUTES OF THE SPECIAL MEETING
OF THE LA PALMA DEVELOPMENT AND CIRCULATION COMMITTEE

December 18, 2025

CALL TO ORDER:

Committee Chair Almendralo called the Regular Meeting of the La Palma Development Circulation Committee to order at 4:31 p.m. on Thursday, December 18, 2025, in the Council Chamber of La Palma City Hall, 7822 Walker Street, La Palma, California.

PLEDGE OF ALLEGIANCE: Chairperson Almendralo

ROLL CALL:

Committee Members Present: Chairperson Almendralo
Vice-Chairperson Sambrano
Committee Member Jethvani
Committee Member Lee
Committee Member Vincenti

Committee Members Absent: Committee Member Alvarez
Committee Member Luu

City Officials Present: Peter Kim, City Manager
Jake Chavira, Acting Community Services/Public Works Director
Stephanie Tomaino, Contract Community Development Manager

PROCEDURAL ITEMS

None.

PRESENTATIONS

None.

ORAL COMMUNICATIONS

No members of the public wished to speak.

1. **Introduction of New Staff**

- a. Jake Chavira, Acting Community Development & Public Works Director
- b. Stephanie Tomaino, Contract Community Development Manager

Acting Community Development and Public Works Director Jake Chavira and Contract Community Development Manager Stephanie Tomaino introduced themselves.

CONSENT CALENDAR:

2. **Approval of Development and Circulation Committee Minutes**

Recommendation that the Development and Circulation Committee approve the Minutes of the April 14, 2025, Regular Meeting of the Development and Circulation Committee (DCC).

The Development and Circulation Committee reviewed and approved the Minutes of the Regular Meeting of the Development and Circulation Committee held on April 14, 2025, with the following amendments:

- Revising the roll call to reflect that Committee Member Lee was absent.
- Revising Item No. 5, *Approval of Development Committee Minutes*, to reflect that a correction was discussed regarding the Minutes of the Regular Meeting of the Development and Circulation Committee held on June 10, 2024, clarifying that the motion for the public hearing item was made by Committee Member Quan.

The motion passed 5-0, with Committee Members Alvarez and Luu absent.

PUBLIC HEARING:

3. **Conditional Use Permit 399, Precise Plan 291, Lot Line Adjustment 25-1, and Master Sign Plan 25-1 for the construction of a new building at the California Joint Powers Insurance Authority headquarters, 8081 Moody Street**

Applicant: Shelley MacDonald, Elements Architecture

Location: 8081 Moody Street, La Palma, CA 90623 (APNs 262-042-66, -33, and -30), generally located at the southwest corner of La Palma Avenue and Moody Street

Request: A request to construct a two-story, 10,589 sq. ft. building comprised of offices, meeting rooms, a studio and production suite, and other ancillary uses. The request also includes: a lot line adjustment to merge the commercial parcel at APN 262-042-30 (formerly addressed at 4982 La Palma Ave); a Conditional Use Permit for the use of alternative parking standards; and a Master Sign Plan to install a new monument sign at the La Palma/Moody intersection.

Environmental: Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 (New Construction) and

Section 15332, Class 32 (In-Fill Development Projects) of the CEQA Guidelines.

- a) Chairperson Almendralo opened the Public Hearing.
- b) Contract Community Development Manager Tomaino gave the Staff Report.
- c) Committee Member Comments and Questions:

The Committee Members asked questions regarding the parking management plan; discrepancies in square footage; whether the facility is open to the public; use of multiple addresses; the location of the vehicular gate; dimensions of proposed signage; access along Moody Street; potential modifications to on-site landscaping to increase parking capacity; the frequency of large events utilizing valet parking; property tax implications; the trash enclosure; the design and size of the proposed monument sign; and the construction timeline and potential impacts to the nearby school.

Responses were provided by Contract Community Development Manager Tomaino and the Applicant, as appropriate.

- d) Public Input:

Alexander Smith, CEO, California Joint Powers Insurance Authority, and Jason McBride, Finance Director of the California Joint Powers Insurance Authority, answered questions and provided additional information.

- e) Chairperson Almendralo closed the Public Hearing.
- f) Consider staff's recommendation and recommend approval of the project to the City Council, with the Committee's action reflected in the meeting minutes.

The Committee expressed overall support for the project, with differing views regarding the proposed trellis design for the new monument sign.

Vice-Chairperson Sambrano made a motion to approve staff's recommendation and recommend approval of the project to the City Council without the trellis above the proposed monument sign, seconded by Committee Member Lee.

Committee Member Vincenti made a substitute motion to approve staff's recommendation and recommend approval of the project to the City Council, seconded by Committee Member Jethvani. The motion died 2-3, with Committee Members Alemndralo, Lee, and Sambrano voting no, and Committee Members Alvarez and Luu absent.

The Committee dispensed with the original motion to approve staff's recommendation and recommend approval of the project to the City Council without the trellis above the proposed monument sign. The motion carried 3-2, with Committee Members Vincenti and Jethvani voting no, and Committee Members Alvarez and Luu absent.

REGULAR ITEM:

None

COMMITTEE MEMBER REMARKS:

None

CITY STAFF REMARKS:

City Manager Kim thanked the Committee Members for scheduling a special meeting of the Development and Circulation Committee.

ADJOURNMENT:

Chairperson Almendralo adjourned the Special Meeting of the La Palma Development and Circulation Committee at 5:42 p.m.

Rodi Almendralo
Chairperson

Attest:

Jake Chavira
Acting Community Development and Public Works Director

DECEMBER 16, 2025

Mr. Greg Powers
President
RED BRICK CONSULTING, INC.
6B Liberty, #100
Aliso Viejo, CA 92656

SUBJECT: CALIFORNIA JPIA REVISED PARKING MANAGEMENT PLAN, CITY OF LA PALMA

Dear Mr. Powers,

INTRODUCTION

RK ENGINEERING GROUP, INC. (RK) is pleased to submit this Parking Management Plan (PMP) for the proposed California Joint Powers Insurance Authority (California JPIA) campus general office expansion.

RK previously prepared the *California JPIA Parking Management Plan*, dated May 8, 2023. The Project description has since changed to consist of the expansion of the campus to include a 10,589 square feet general office building. Once fully constructed, the campus will have three (3) general office buildings totaling 30,009 square feet of gross floor area. The campus proposes to provide 45 standard and 30 tandem parking spaces for a total of 75 parking spaces. It should be noted that the configuration of a tandem parking space allows two vehicles to park per tandem parking space; hence, the campus proposes to provide equivalently 105 single parking spaces. As such, RK has completed a PMP similar to the previously completed May 2023 PMP based on the latest project description.

Based on the City of La Palma Municipal Code, the project proposes to provide less than the minimum parking requirement. Additionally, the Project proposes to provide tandem parking, which is only identified in the City of La Palma's parking code as a design option for residential land uses. Since the project is a general office land use, the provision of existing and proposed tandem parking is therefore substandard. As such, a conditional use permit is required per the comments provided by the City of La Palma.

As such, the purpose of this parking management plan is to determine whether the latest proposed parking supply is adequate under proposed operating conditions and provide recommendations to regulate parking during special events.

PROJECT DESCRIPTION

The California Joint Powers Insurance Authority (California JPIA) is a self-insurance pool for cities and other local government agencies. The California JPIA provides liability, workers’ compensation, and other property coverage as well as training and loss control services to over 120 public agencies throughout California. The site currently operates with approximately 30-39 employees on typical weekdays, with extra guests occasionally present for training sessions, meetings, and other special events. It is anticipated that no more than ten (10) guests will be on campus to participate in the video productions. California JPIA will maintain its existing operating hours from 8:00 AM to 5:00 PM, Monday through Friday.

The existing campus consists of two (2) general office buildings located at 8081 Moody Street, in the City of La Palma. The project proposes to expand its existing campus to include a new two-story building, which will add approximately 10,589 square feet of additional building area and is intended to enhance internal operations, provide dedicated space for a video production studio, and accommodate a new medium-sized conference room and a large break room. Access to the project is currently provided by one (1) right-in/right-out driveway located along Moody Street and one (1) gated emergency vehicle access point along La Palma Avenue.

The aerial location map is shown in **Exhibit A**. The proposed site plan is illustrated in **Exhibit B**.

EXISTING TRANSIT STOPS ADJACENT TO CAMPUS

There are approximately three (3) existing bus stops located adjacent to the campus, located along La Palma Avenue, which are illustrated in **Exhibit C**. The existing bus stop IDs, bus route(s), and service frequency during weekday peak times are summarized in **Table 1**.

Table 1 | Existing Bus Stops Adjacent to Campus

Bus Service Agency ¹	Bus Route	Service Frequency During Weekday Peak Times	Bus Stop ID #		
			4611	4612	4620
COW	1A	60	X		
COW	2A	60		X	
OCTA	38	20	X	X	X

¹ COW =- Cerritos On Wheels
OCTA = Orange County Transportation Authority

It should be noted that all three (3) existing bus stops are served by OCTA Bus Route 38, which has a service frequency of 20 minutes during weekday peak times. As such, employees and guests have the option to ride the bus instead of driving their single occupancy vehicles and parking on-site.

The bus routes and schedules identified in Table 1 are included in **Appendix A**.



Legend

— = Project Site Boundary

Exhibit A Location Map



ENGINEERING
GROUP INC.



Legend

- = Project Site Boundary
-  = Existing Bus Stop

Exhibit C

Existing Bus Stops Adjacent to the Project Site

PROP OSED PARKING INVENTORY

The project proposes connecting the two (2) existing parking aisles to combine the parking lots, which allows for the shared use of parking for all users of California JPIA. There are 60 existing parking spaces serving the existing campus. It should be noted that the campus includes an existing tandem parking configuration, which is utilized during special events. Once fully constructed, the campus proposes to provide 45 standard and 30 tandem parking spaces for a total of 75 parking spaces. It should be noted that the configuration of a tandem parking space allows two vehicles to park per tandem parking space; hence, the campus proposes to provide equivalently 105 single parking spaces.

The proposed parking inventory breakdown is summarized in **Table 2**.

Tandem Parking Spaces

Tandem parking spaces are a typical method of increasing parking capacity on-site. “Tandem” or stacked parking refers to a single parking spaces that is double in length in order to accommodate two (2) vehicles. When utilized, the first car vehicle will park and is sequentially blocked by the second car. A tandem configuration typically requires a parking attendant at the parking space to direct vehicles.

The existing tandem parking spaces are in structurally engineered turf areas (i.e., turf-block), forward of the paved and lined parking spaces. Furthermore, turf-blocks are designed to reduce soil erosion and are frequently used for emergency vehicle access driveways. The existing turf-blocks located within the parking areas are usable during inclement weather and will therefore not reduce the on-site parking capacity.

During typical operations, the project will not need to utilize the tandem parking spaces to provide adequate parking. However, as part of the parking management plan, these parking spaces will be utilized during special events when the parking demand is increased.

Table 2 | Proposed Parking Inventory

Type of Parking Space	Number of Parking Spaces	Single Parking Space Equivalent
Tandem Parking Space	30	60
Standard Parking Space	45	45
Total Parking Spaces	75	105

CITY OF LA PALMA PARKING REQUIREMENTS

The existing campus consists of two general office buildings, and the project proposes to expand the campus by constructing a new two-story general office building. As such, the general office parking rates are the most appropriate for this land use.

Table 3 shows the general office parking rates per the City of La Palma Municipal Parking Code Section 44-363 and the project's parking requirement based on said parking rates and GFA of the general office buildings.

As shown in Table 3, the project is required to provide 121 parking spaces but is proposing to provide an equivalent of 105 parking spaces. As such, project is deficient by 16 parking spaces.

Appendix B includes the City of La Palma Municipal Parking Code Section 44-364.

**Table 3 | City of La Palma Parking Requirements
California JPIA Campus General Office Expansion Project¹**

Address	Building	Square Feet (GFA) ²	Land Use	Parking Rate	Required Number of Parking Spaces
Existing Campus					
8081 Moody Street, La Palma	A	7,376	General Office	1 per 250 SF	30
	B	12,044			48
Existing Campus Sub-Total [A]					78
Proposed Campus Expansion					
4982 La Palma Avenue, La Palma	C	10,589	General Office	1 per 250 SF	43
Proposed Project Expansion Sub-Total [B]					43
Total Parking Requirement [A] + [B]					121
Number of Parking Spaces Provided ³					105
Number of Parking Spaces Deficient Per Code					-16
Percent (%) of Parking Spaces Deficient Per Parking Code					-13.2%

¹ Source: City of La Palma Municipal Parking Code Section 44-364

² GFA = Gross Floor Area

³ The project will provide 45 standard parking spaces and 30 tandem parking spaces, which would provide an equivalent of 105 single parking spaces since tandem parking spaces allow for 2 vehicles to park per tandem parking space.

EXISTING PARKING DEMAND BASED ON EMPLOYEE AND VISITORS ON-SITE

As previously discussed, the site currently operates with approximately 30-39 employees on typical weekdays, with extra guests occasionally present for training sessions, meetings, and other special events. It is anticipated that no more than ten (10) guests will be on campus to participate in the video productions. The existing parking inventory of 60 parking spaces can easily accommodate all employees and guests to park on-site. Furthermore, the expansion will increase the parking supply to 105 parking spaces, which can accommodate more employees and guests.

It should also be noted that not all employees are simultaneously on-site, with approximately ten (10) employees expected to be on-site at a time according to representatives of California JPIA.

CALIFORNIA JPIA OPERATIONS

Daily Weekday Operations

As previously discussed, the expansion is intended to enhance internal operations, provide dedicated space for a video production studio, and accommodate a new medium-sized conference room and a large break room. The video production studio, meeting spaces, and break room are designed to serve existing staff and member agencies, with no significant increase in parking. No new employees will be employed because of the expansion. As such, the daily weekday operations, once the expansion is completed, are expected to remain generally consistent with current operations.

Even with the assumption that all employees and guests self-park on-site, the proposed 75 parking spaces are sufficient to meet the typical daily requirements of the project, and double parking at the tandem parking spaces would not be required to accommodate daily parking demand.

The combined number of employees and guests during typical weekday operations shall be capped at 75 to match the 75 parking spaces (45 standard parking spaces and 30 tandem parking spaces). If the combined number of employees

Special Event Operations

California JPIA occasionally hosts training events, meetings, community gatherings (e.g., The City of La Palma's Annual Employee Recognition Luncheon). During these special events, the parking demand increases depending on the number of employees and guests that are anticipated to attend the event.

Under existing conditions, California JPIA currently implements a parking management program to park vehicles in tandem parking spaces during special events. Based on information provided by representatives of California JPIA, parking attendants are currently employed to direct vehicles entering the parking area and into the tandem parking spaces. Since all the special events share a common start and end time, guests generally do not have to wait for other guests to move blocking vehicles. It should be noted that this has been a successful parking management plan for the campus for over 25 years without creating an overflow parking situation nor causing circulation conflicts on-site and off-site.

The Parking Management Plan (PMP) section of this report documents existing best practices that are currently in use at the site and addresses special event parking when the tandem parking spaces will be utilized to meet the parking demand.

SPECIAL EVENT PARKING MANAGEMENT PLAN

Since the parking demand variably increases depending on the number of employees and guests and attending an event, California JPIA will organize the scheduling of special events so that all events are via invitation only. Attendance at these special events is by RSVP only, and are not available to members of the public or walk-ins. This provides control over the timing and the number of guests in attendance.

Representatives of California JPIA will inform employees and guests of the bus routes available at the bus stops adjacent to the campus as an alternative to driving to the site.

Parking attendants are expected to be required when the number of guests attending the event exceeds approximately 90% of the parking spaces without double parking in the tandem parking spaces. Because there are 75 parking spaces, parking attendants will be required when the expected number of event participants is 68 or higher.

It should be noted that the 90% calculation is conservative because it allows for an additional parking margin and assumes that all event participants will drive single occupancy vehicles and will park on-site.

PARKING MANAGEMENT PLAN RECOMMENDATIONS

Representatives of California JPIA have been successfully hosting events at this site for over 25 years. California JPIA currently implements a parking management program to park vehicles in tandem parking spaces during special events, which has been proven to be a successful and effective parking management plan. The following recommendations are provided to ensure that adequate parking is continually provided on-site:

1. Representatives of California JPIA will regularly monitor the on-site parking demand to ensure that adequate parking is provided.
2. Employees and visitors of the site shall be instructed to enter the campus via the primary driveway located along Moody Street to park on-site. Off-site parking is not encouraged.
3. Representatives of California JPIA will organize the scheduling of special events so that all events are via invitation only. Attendance at these special events is by RSVP only, and are not available to members of the public or walk-ins.
4. Representatives of California JPIA will inform employees and guests of the bus routes available at the bus stops adjacent to the campus as an alternative to driving to the site.
5. Parking attendants will be continued to be required to park vehicles when the expected number of event participants exceeds 68 attendees, which is based on 90% of the on-site

parking. This is a conservative calculation because it allows for an additional parking margin and assumes that all visitors and employees will drive single occupancy vehicles and will park on-site.

6. When a special event is hosted on-campus, representatives of California JPIA will continue to employ approximately six (6) parking attendants to direct vehicles on-site and ensure that vehicles do not queue off-site along Moody Street. These parking attendants will be located at the entrance of the parking lot and at the parking space(s) to direct incoming guests. When the first car is parked, a second car is directed to park directly behind it. Valet/parking attendants will be instructed to use large car and small car parking combinations within each tandem parking space to maximize efficiency. Since all events generally have a consistent start and end time, guests are expected to arrive and depart simultaneously without the need for a professional valet service. The second car will provide a dashboard card that is filled out with their mobile phone number. If the car parked in the first position needs to exit, and the second position is still in place, the driver can contact the other guest to move their vehicle by calling the phone number on the dashboard card.

Any changes to the Project, such as the downsize of building space occupied by California JPIA for the use of another tenant, or the increase of employees and guests, may require an update to the PMP.

CONCLUSIONS

RK Engineering Group, Inc. appreciates this opportunity to work with on the proposed California JPIA general office expansion. This parking management plan (PMP) details the site's current best practices and outlines strategies to maintain adequate parking after the expansion. With the implementation of the PMP strategies, the project is expected to provide sufficient on-site parking spaces to accommodate both typical daily operations and special events.

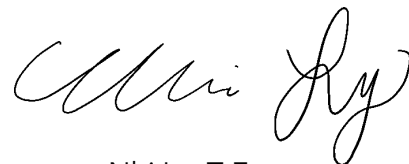
If you have any questions regarding this review, or need further clarification, please contact us at (949) 474-0809.

Sincerely,

RK ENGINEERING GROUP, INC.



Rogier Goedecke
President



Nhi Ly, T.E.
Engineer III



Appendices



Appendix A

OCTA & COW Bus Route and Schedules

YORBA LINDA

ANAHEIM HILLS

ANAHEIM

BUENA PARK

LA PALMA

CERRITOS

LAKEWOOD

Fairmont 30
Fairlynn
Imperial 30

ESPERANZA & FAIRLYNN AREA
30, 38

Lakeview

Tustin 71, 123

Miller

Kraemer 129

Tustin 71

■ Anaheim Canyon Metrolink Station
■ Kaiser Hospital

Glassell 59

State College 57

Lemon 47

Anaheim 47

Harbor 43, 543

Euclid 37

Brookhurst 35

Magnolia 33

■ Buena Park Downtown

METRO 460

Beach 29, 529

■ Knott's Berry Farm

Knott 25

Valley View 123

COW: 1, 2

Moody

Bloomfield LBT 191, COW: 1, 2

Norwalk LBT 173, COW: 1, 2

METRO 62; COW: 1, 2

Pioneer

LOS CERRITOS CENTER
30, 38; METRO: 62;
LBT: 141, 172, 173, 192;
NT 2; COW: 1, 2

Gridley
183rd
Studebaker
South
Del Amo
LBT 191

LEGEND LEYENDA

Route 038/061125

✓ Scheduled Departure
— Regular Routing

METRO = Los Angeles Metro | COW = Cerritos On Wheels |
LBT = Long Beach Transit

Numbers on streets indicate transfers. *Números en la calle indican transbordos.*

◀ N

MAP NOT TO SCALE

Monday-Friday**EASTBOUND To: Anaheim Hills /Yorba Linda**

Los Cerritos Center	Del Amo & Pioneer	La Palma & Beach	La Palma & Brookhurst	La Palma & Harbor	La Palma & State College	La Palma & Imperial	Esperanza & Fairlynn
4:15	4:24	4:40	4:49	4:57	5:06	5:29	5:35
4:36	4:45	5:01	5:10	5:18	5:27	5:50	5:56
4:55	5:04	5:20	5:29	5:37	5:46	6:09	6:15
5:16	5:25	5:41	5:50	5:58	6:07	6:30	6:36
5:34	5:44	6:01	6:10	6:19	6:29	6:53	7:00
5:54	6:04	6:21	6:30	6:39	6:49	7:13	7:20
6:14	6:24	6:41	6:50	6:59	7:09	7:33	7:40
6:32	6:42	7:01	7:10	7:19	7:31	7:56	8:02
6:47	6:58	7:19	7:30	7:41	7:52	8:16	8:23
7:07	7:18	7:39	7:50	8:01	8:12	8:36	8:43
7:37	7:48	8:09	8:20	8:31	8:42	9:06	9:13
8:07	8:18	8:39	8:50	9:01	9:12	9:36	9:43
8:37	8:48	9:09	9:20	9:31	9:42	10:06	10:13
9:07	9:18	9:39	9:50	10:01	10:12	10:36	10:43
9:37	9:48	10:09	10:20	10:31	10:42	11:06	11:13
10:07	10:18	10:39	10:50	11:01	11:12	11:36	11:43
10:37	10:48	11:09	11:20	11:31	11:42	12:06	12:13
11:07	11:18	11:39	11:50	12:01	12:12	12:36	12:43
11:37	11:48	12:09	12:20	12:31	12:42	1:06	1:13
12:02	12:13	12:35	12:47	12:58	1:09	1:33	1:41
12:35	12:46	1:08	1:20	1:31	1:42	2:06	2:14
1:03	1:14	1:36	1:48	1:59	2:10	2:34	2:42
1:25	1:36	1:58	2:10	2:21	2:32	2:56	3:04
1:42	1:53	2:15	2:27	2:38	2:49	3:13	3:21
2:05	2:16	2:38	2:50	3:01	3:12	3:36	3:44
2:25	2:36	2:58	3:10	3:21	3:32	3:56	4:04
2:46	2:57	3:18	3:30	3:41	3:52	4:16	4:23
3:06	3:17	3:38	3:50	4:01	4:12	4:36	4:43
3:26	3:37	3:58	4:10	4:21	4:32	4:56	5:03
3:46	3:57	4:18	4:30	4:41	4:52	5:16	5:23
4:06	4:17	4:38	4:50	5:01	5:12	5:36	5:43
4:26	4:37	4:58	5:10	5:21	5:32	5:56	6:03
4:56	5:07	5:28	5:40	5:51	6:02	6:26	6:33
5:26	5:37	5:58	6:10	6:21	6:32	6:56	7:03
5:59	6:10	6:31	6:42	6:51	7:01	7:23	7:29
6:55	7:06	7:27	7:38	7:47	7:57	8:19	8:25
7:54	8:04	8:24	8:34	8:42	8:51	9:10	9:16
9:00	9:10	9:26	9:34	9:42	9:50	10:09	10:15
10:05	10:15	10:31	10:39	10:47	10:55	11:14	11:20

Monday-Friday**WESTBOUND To: Cerritos**

Esperanza & Fairlynn	La Palma & Imperial	La Palma & State College	La Palma & Harbor	La Palma & Brookhurst	La Palma & Beach	Pioneer & Del Amo	Los Cerritos Center
4:37	4:41	4:59	5:08	5:14	5:23	5:36	5:48
5:02	5:06	5:24	5:33	5:39	5:48	6:01	6:13
5:22	5:26	5:47	5:56	6:04	6:14	6:31	6:43
5:47	5:51	6:12	6:21	6:29	6:39	6:56	7:08
6:12	6:16	6:37	6:46	6:54	7:04	7:21	7:33
6:30	6:34	6:56	7:08	7:19	7:30	7:50	8:02
6:55	6:59	7:21	7:33	7:44	7:55	8:15	8:27
7:20	7:25	7:47	7:58	8:09	8:20	8:37	8:50
7:45	7:50	8:12	8:23	8:34	8:45	9:02	9:15
8:10	8:15	8:37	8:48	8:59	9:10	9:27	9:40
8:40	8:45	9:07	9:18	9:29	9:40	9:57	10:10
9:10	9:15	9:37	9:48	9:59	10:10	10:27	10:40
9:40	9:45	10:07	10:18	10:29	10:40	10:57	11:10
10:10	10:15	10:37	10:48	10:59	11:10	11:27	11:40
10:40	10:45	11:07	11:18	11:29	11:40	11:57	12:10
11:10	11:15	11:37	11:48	11:59	12:10	12:27	12:40
11:40	11:45	12:07	12:18	12:29	12:40	12:57	1:10
12:10	12:15	12:37	12:48	12:59	1:10	1:27	1:40
12:40	12:45	1:07	1:18	1:29	1:40	1:57	2:10
1:10	1:15	1:37	1:48	1:59	2:10	2:27	2:40
1:36	1:40	2:06	2:18	2:28	2:40	2:58	3:11
1:56	2:00	2:26	2:38	2:48	3:00	3:18	3:31
2:16	2:20	2:46	2:58	3:08	3:20	3:38	3:51
2:36	2:40	3:06	3:18	3:28	3:40	3:58	4:11
2:57	3:01	3:27	3:39	3:49	4:01	4:19	4:32
3:17	3:21	3:47	3:59	4:09	4:21	4:39	4:52
3:36	3:40	4:06	4:18	4:28	4:40	4:58	5:11
4:00	4:04	4:29	4:40	4:49	5:00	5:17	5:31
4:20	4:24	4:49	5:00	5:09	5:20	5:37	5:51
4:40	4:44	5:09	5:20	5:29	5:40	5:57	6:11
5:00	5:04	5:29	5:40	5:49	6:00	6:17	6:31
5:20	5:24	5:49	6:00	6:09	6:20	6:37	6:51
5:40	5:44	6:09	6:20	6:29	6:40	6:57	7:11
6:06	6:10	6:32	6:42	6:51	7:02	7:18	7:30
6:38	6:42	7:04	7:14	7:23	7:34	7:50	8:02
7:18	7:22	7:42	7:50	7:57	8:07	8:21	8:33
8:21	8:25	8:45	8:53	9:00	9:10	9:24	9:36
9:26	9:30	9:50	9:58	10:05	10:15	10:29	10:41
10:26	10:30	10:50	10:58	11:05	11:15	11:29	11:41

Saturday, Sunday & Holiday

EASTBOUND To: Anaheim Hills /Yorba Linda

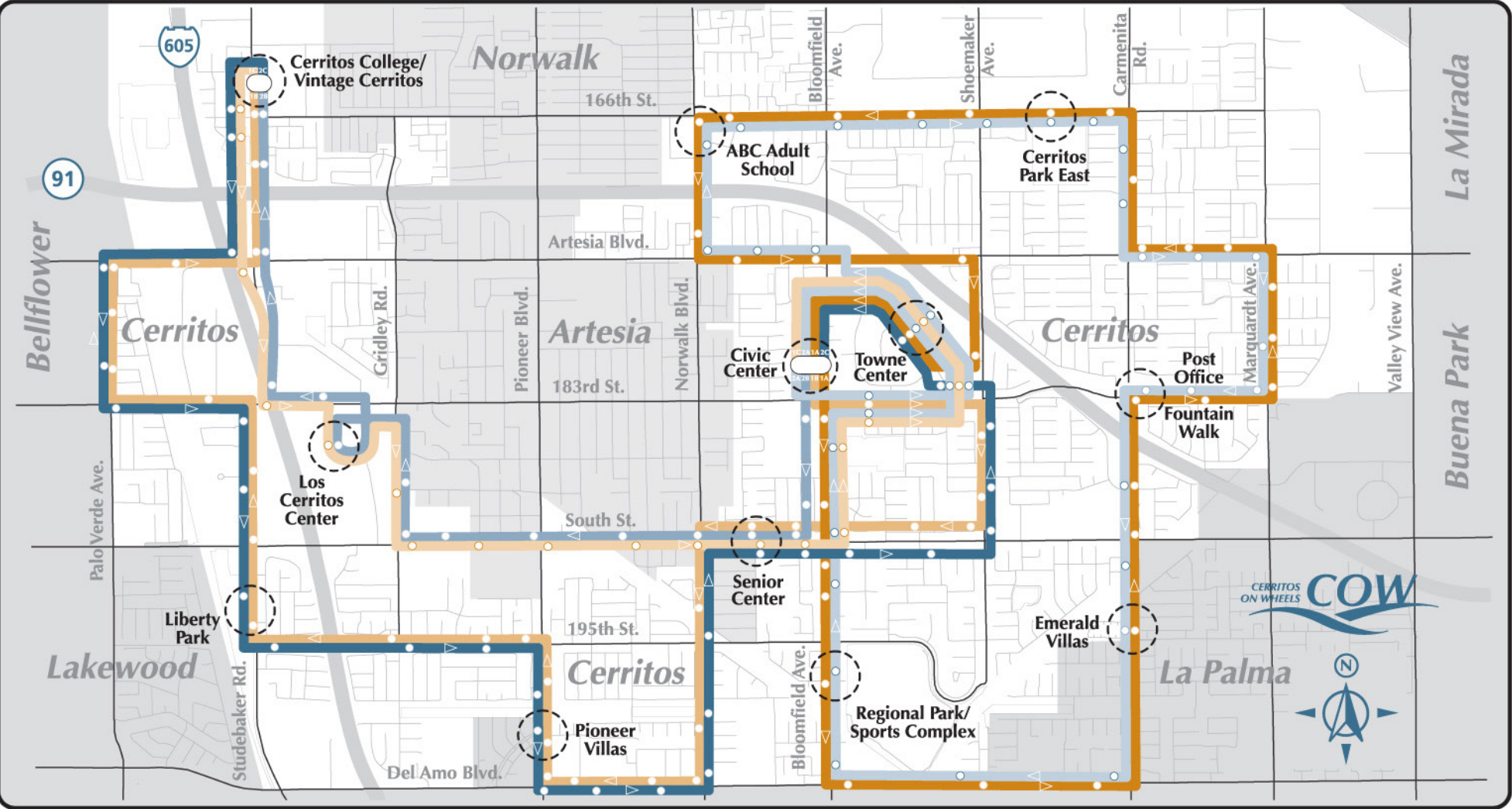
Los Cerritos Center	Del Amo & Pioneer	La Palma & Beach	La Palma & Brookhurst	La Palma & Harbor	La Palma & State College	La Palma & Imperial	Esperanza & Fairlynn
5:00	5:10	5:25	5:33	5:42	5:51	6:09	6:16
6:00	6:10	6:29	6:37	6:46	6:55	7:13	7:20
7:00	7:10	7:29	7:37	7:46	7:55	8:13	8:20
8:00	8:10	8:29	8:37	8:46	8:55	9:13	9:20
8:55	9:05	9:24	9:34	9:44	9:55	10:13	10:20
9:55	10:05	10:24	10:34	10:44	10:55	11:13	11:20
10:55	11:05	11:24	11:34	11:44	11:55	12:13	12:20
11:53	12:03	12:23	12:35	12:44	12:55	1:13	1:20
12:53	1:03	1:23	1:35	1:44	1:55	2:13	2:20
1:53	2:03	2:23	2:35	2:44	2:55	3:13	3:20
2:52	3:02	3:23	3:35	3:44	3:55	4:13	4:20
3:52	4:02	4:23	4:35	4:44	4:55	5:13	5:20
4:52	5:02	5:23	5:35	5:44	5:55	6:13	6:20
5:52	6:02	6:23	6:35	6:44	6:55	7:13	7:20
6:53	7:03	7:21	7:32	7:41	7:52	8:10	8:17
7:53	8:03	8:21	8:31	8:39	8:47	9:02	9:09
8:53	9:03	9:21	9:31	9:39	9:47	10:02	10:09

Saturday, Sunday & Holiday

WESTBOUND To: Cerritos

Esperanza & Fairlynn	La Palma & Imperial	La Palma & State College	La Palma & Harbor	La Palma & Brookhurst	La Palma & Beach	Pioneer & Del Amo	Los Cerritos Center
4:55	5:00	5:18	5:27	5:35	5:44	5:57	6:08
6:00	6:05	6:23	6:32	6:40	6:49	7:02	7:13
7:00	7:05	7:25	7:34	7:42	7:51	8:07	8:18
7:55	8:00	8:21	8:31	8:41	8:52	9:09	9:20
9:00	9:05	9:26	9:36	9:46	9:57	10:14	10:25
10:00	10:05	10:26	10:36	10:46	10:57	11:14	11:25
11:00	11:05	11:26	11:37	11:48	12:02	12:19	12:30
12:00	12:05	12:27	12:38	12:48	1:00	1:17	1:28
1:00	1:05	1:28	1:39	1:49	2:01	2:18	2:29
2:00	2:05	2:28	2:39	2:49	3:01	3:18	3:29
3:00	3:05	3:28	3:39	3:49	4:01	4:18	4:29
4:00	4:05	4:28	4:39	4:49	5:01	5:18	5:29
5:00	5:05	5:28	5:39	5:49	6:01	6:18	6:29
6:00	6:05	6:25	6:35	6:44	6:56	7:13	7:24
7:00	7:05	7:24	7:34	7:43	7:54	8:09	8:20
8:00	8:05	8:24	8:34	8:43	8:54	9:09	9:20
9:00	9:05	9:24	9:34	9:43	9:54	10:09	10:20

Route Map



Legend

1A 1B 1C	Stops
2A 2B 2C	Route 1
	Route 2
	Time Stop
	Staging Area (up to 10 min. stop)

Route 1— Monday through Saturday

In response to the COVID-19 public health emergency, and for the protection of all COW passengers and employees, effective Monday, March 30, 2020, COW buses will operate Monday through Saturday from 9:00 a.m. to 4:48 p.m., and will arrive at each bus stop every sixty (60) minutes. Please note, this will remain in effect until further notice. Should you have any questions or concerns, please contact the City of Cerritos Department of Community Development at (562) 916-1201.

1A								1B				1C						
Civic Center (Depart)	Regional Park	Emerald Villas	Post Office	Cerritos Park East	ABC Adult School	Towne Center	Civic Center (Arrive)	Civic Center (Depart)	Senior Center	Pioneer Villas	Liberty Park	Cerritos College (Arrive)	Cerritos College (Depart)	Los Cerritos Center	Senior Center	Towne Center	Civic Center (Arrive)	
9:00 AM	9:05 AM	9:10 AM	9:13 AM	9:20 AM	9:25 AM	9:32 AM	9:35 AM	9:47 AM	9:55 AM	10:02 AM	10:07 AM	10:19 AM	10:24 AM	10:32 AM	10:39 AM	10:44 AM	10:48 AM	
10:00 AM	10:05 AM	10:10 AM	10:13 AM	10:20 AM	10:25 AM	10:32 AM	10:35 AM	10:47 AM	10:55 AM	11:02 AM	11:07 AM	11:19 AM	11:24 AM	11:32 AM	11:39 AM	11:44 AM	11:48 AM	
11:00 AM	11:05 AM	11:10 AM	11:13 AM	11:20 AM	11:25 AM	11:32 AM	11:35 AM	11:47 AM	11:55 AM	12:02 PM	12:07 PM	12:19 PM	12:24 PM	12:32 PM	12:39 PM	12:44 PM	12:48 PM	
12:00 PM	12:05 PM	12:10 PM	12:13 PM	12:20 PM	12:25 PM	12:32 PM	12:35 PM	12:47 PM	12:55 PM	1:02 PM	1:07 PM	1:19 PM	1:24 PM	1:32 PM	1:39 PM	1:44 PM	1:48 PM	
1:00 PM	1:05 PM	1:10 PM	1:13 PM	1:20 PM	1:25 PM	1:32 PM	1:35 PM	1:47 PM	1:55 PM	2:02 PM	2:07 PM	2:19 PM	2:24 PM	2:32 PM	2:39 PM	2:44 PM	2:48 PM	
2:00 PM	2:05 PM	2:10 PM	2:13 PM	2:20 PM	2:25 PM	2:32 PM	2:35 PM	2:47 PM	2:55 PM	3:02 PM	3:07 PM	3:19 PM	3:24 PM	3:32 PM	3:39 PM	3:44 PM	3:48 PM	
3:00 PM	3:05 PM	3:10 PM	3:13 PM	3:20 PM	3:25 PM	3:32 PM	3:35 PM	3:47 PM	3:55 PM	4:02 PM	4:07 PM	4:19 PM	4:24 PM	4:32 PM	4:39 PM	4:44 PM	4:48 PM	

No service on Sunday



Fare

The COW fare is fifty cents (\$.50) per trip.

Monthly Bus Pass: \$20 for 1 pass

\$30 for 3 passes when
purchased at once

COW Information and Lost and Found Items

COW Info Line

(562) 928-4COW or (562) 928-4269

during COW operating hours.

Route 2 — Monday through Saturday

In response to the COVID-19 public health emergency, and for the protection of all COW passengers and employees, effective Monday, March 30, 2020, COW buses will operate Monday through Saturday from 9:00 a.m. to 4:49 p.m., and will arrive at each bus stop every sixty (60) minutes. Please note, this will remain in effect until further notice. Should you have any questions or concerns, please contact the City of Cerritos Department of Community Development at (562) 916-1201.

2A									2B				2C					
Civic Center (Depart)	Towne Center	ABC Adult School	Cerritos Park East	Post Office	Emerald Villas	Regional Park	Towne Center	Civic Center (Arrive)	Civic Center (Depart)	Senior Center	Los Cerritos Center	Cerritos College (Arrive)	Cerritos College (Depart)	Liberty Park	Pioneer Villas	Senior Center	Towne Center	Civic Center (Arrive)
9:00 AM	9:04 AM	9:09 AM	9:16 AM	9:23 AM	9:26 AM	9:31 AM	9:38 AM	9:41 AM	9:51 AM	9:58 AM	10:05 AM	10:13 AM	10:18 AM	10:30 AM	10:34 AM	10:41 AM	10:46 AM	10:49 AM
10:00 AM	10:04 AM	10:09 AM	10:16 AM	10:23 AM	10:26 AM	10:31 AM	10:38 AM	10:41 AM	10:51 AM	10:58 AM	11:05 AM	11:13 AM	11:18 AM	11:30 AM	11:34 AM	11:41 AM	11:46 AM	11:49 AM
11:00 AM	11:04 AM	11:09 AM	11:16 AM	11:23 AM	11:26 AM	11:31 AM	11:38 AM	11:41 AM	11:51 AM	11:58 AM	12:05 PM	12:13 PM	12:18 PM	12:30 PM	12:34 PM	12:41 PM	12:46 PM	12:49 PM
12:00 PM	12:04 PM	12:09 PM	12:16 PM	12:23 PM	12:26 PM	12:31 PM	12:38 PM	12:41 PM	12:51 PM	12:58 PM	1:05 PM	1:13 PM	1:18 PM	1:30 PM	1:34 PM	1:41 PM	1:46 PM	1:49 PM
1:00 PM	1:04 PM	1:09 PM	1:16 PM	1:23 PM	1:26 PM	1:31 PM	1:38 PM	1:41 PM	1:51 PM	1:58 PM	2:05 PM	2:13 PM	2:18 PM	2:30 PM	2:34 PM	2:41 PM	2:46 PM	2:49 PM
2:00 PM	2:04 PM	2:09 PM	2:16 PM	2:23 PM	2:26 PM	2:31 PM	2:38 PM	2:41 PM	2:51 PM	2:58 PM	3:05 PM	3:13 PM	3:18 PM	3:30 PM	3:34 PM	3:41 PM	3:46 PM	3:49 PM
3:00 PM	3:04 PM	3:09 PM	3:16 PM	3:23 PM	3:26 PM	3:31 PM	3:38 PM	3:41 PM	3:51 PM	3:58 PM	4:05 PM	4:13 PM	4:18 PM	4:30 PM	4:34 PM	4:41 PM	4:46 PM	4:49 PM

No service on Sunday



Fare

The COW fare is fifty cents (\$.50) per trip.

Monthly Bus Pass: \$20 for 1 pass

\$30 for 3 passes when
purchased at once

COW Information and Lost and Found Items

COW Info Line

(562) 928-4COW or (562) 928-4269

during COW operating hours.



Appendix B

City of La Palma Municipal Parking Code Section 44-364

DIVISION 4. PARKING AND LOADING

Sec. 44-361. General parking standards.

- (a) *Spaces accessible and usable.* Off-street parking spaces, whether in a garage, carport, or open area, shall be located so as to be accessible and usable for the parking of motor vehicles at all times.
- (b) *Parking purposes only.* Required parking shall be maintained exclusively for parking purposes and shall not be used for storage or other purposes.
- (c) *Provided on same lot.* Parking spaces shall be located on the same lot as the use they are intended to serve unless a reciprocal parking agreement is approved by the City Council. Said reciprocal parking agreement shall be recorded on the title of all properties subject to the agreement in the Orange County Clerk-Recorder's office, a copy of which agreement shall be given to the City.
- (d) *Multiple uses on a lot.* Where there is more than one type of use on a lot, the parking requirements shall be the sum total of the requirements for the individual uses. A reduction in this parking requirement may be supported by a site-specific parking study prepared by a qualified engineer, and the reduced on-site parking shall be in accordance with a parking management plan prepared by a qualified engineer and approved by the City Council.
- (e) *Open air spaces.* Where a garage or carport is not specifically required, open-air parking spaces are permitted.

(Ord. No. 2015-01, § 3, 5-5-2015; Ord. No. 2016-06, § 17, 5-3-2016)

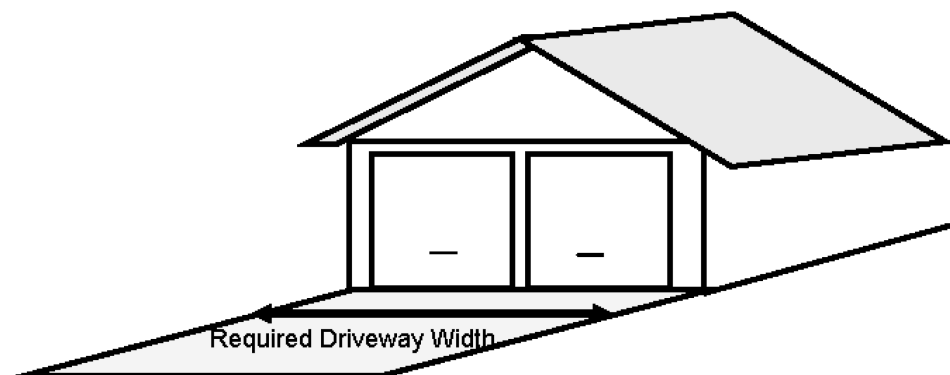
Sec. 44-362. Nonresidential parking standards.

- (a) *Dimensions.* Parking spaces may include a two-foot overhang into landscape areas provided that concrete barriers (wheel stops) are provided and the landscaping is appropriately designed to accommodate the overhang.
- (b) *Clearly marked.* Parking spaces shall be clearly marked, maintained in an easily discernible manner, and conform to the adopted striping requirements of the City.
- (c) *Surface and parking area.* The thickness of paving and base material shall be established by a recognized soils engineer. However, the minimum thickness shall be two inches asphaltic concrete or three and one-half inches Portland cement concrete.
- (d) *Border barricades.* Every parking area that is not separated by a wall from a street or alley shall be provided with a concrete barrier not less than six inches in height. No portion of the barrier shall be closer to the back of the sidewalk or the required yard line than two feet. Barriers shall be securely installed and maintained.
- (e) *Lighting.* Lighting shall be provided to illuminate parking areas for safety and security. Illumination levels shall comply with Section 44-278. Lighting shall be arranged to reflect light away from adjoining or nearby residential properties.

(Ord. No. 2015-01, § 3, 5-5-2015)

Sec. 44-363. Residential parking standards.

- (a) *Garage dimensions.* When an enclosed garage is required, the minimum interior dimension for each parking space shall be ten feet wide by 23 feet deep.
- (b) *Doorway width.* Parking spaces within a garage or carport shall have a doorway not less than eight feet in width.
- (c) *Required driveway.* Parking spaces within a garage or carport shall be provided with an unobstructed driveway area of at least 20 feet in length paved with Portland cement concrete. The driveway shall have a vertical clearance of not less than eight feet.
- (d) *Driveway width.* The entire length of a driveway shall extend the full width of the garage or carport entry. The entire driveway in a residential district shall be paved with Portland cement concrete or other comparable nonasphaltic material as approved by the City Engineer. The width of a driveway shall not be in excess of that specified by a precise plan or by a conditional use permit except that the Community Development Director may issue a permit for a paved ancillary parking area.



- (e) *Paved ancillary parking area.*
 - (1) Paved ancillary parking areas must be designed and constructed to the specifications required by this Code for driveways. All material utilized for the paved ancillary parking area shall be consistent with the driveway material.
 - (2) Paved ancillary parking areas shall not exceed ten feet in width and may extend from the front of the garage to the back of the right-of-way providing access to the driveway.
 - (3) Paved ancillary parking areas shall be located on the side of the original driveway that is closest to an adjacent property line. Where it is not obvious which side of the driveway is the closest to an adjacent property line, the Community Development Director shall make the determination.
 - (4) The proposed widening shall not be detrimental to the adjacent property by creating conditions that would result in an appreciable diminution of adjoining property values or a potential traffic hazard.
 - (5) Modifications to the public right-of-way are not permitted unless an encroachment permit is obtained from the Community Services Department.
 - (6) Paved ancillary parking areas shall have the same parking and storage standards as driveways.
- (f) *Drive aisles.* If the driveway does not connect directly to a street or alley, a drive aisle paved with Portland cement concrete shall be provided. For drive aisles not exceeding 100 feet in length, the width shall be not less than ten feet. For drive aisles over 100 feet in length, the width shall be at least 15 feet.

(Ord. No. 2015-01, § 3, 5-5-2015; Ord. No. 2018-03, § 7, 5-15-2018)

Sec. 44-364. Parking calculations.

Parking calculations for all zoning districts shall be determined by use, as identified in the following table.

TABLE III-7. PARKING REQUIREMENTS BY LAND USE		
Land use	Minimum vehicle spaces required	
Single-family residential	Two parking spaces in a fully enclosed garage for each dwelling unit	
Multiple-family residential	Up to 2 bedrooms	2 plus 1 guest space—at least 66% covered
	3 bedrooms	3 plus 1 guest space—at least 50% covered
	4 or more bedrooms	4 plus 1 guest space—at least 40% covered
Accessory dwelling units (ADUs) ^{1, 2 3}	One parking space per ADU or per bedroom, whichever is less. Spaces can be provided uncovered on a driveway as tandem parking spaces to the garage, an uncovered ancillary parking space to the side of the driveway, or a garaged parking space in addition to the main homes standard two parking spaces in a fully enclosed garage. The requirement shall not apply to an ADU if any of the following are true: • The ADU is within one-half mile walking distance from public transit; or • The ADU is part of (i.e. contained within) the footprint of an existing primary residence or an existing accessory building; or • Is in an area where on-street parking permits are required, but not offered to the occupancy of the ADU; or • Is located within one block of a car share area. • No additional parking is required for ADU's within existing space.	
Religious institutions	One parking space for each 3 seats in the main sanctuary or assembly area. Where no fixed seats are provided, 1 space for every 30 sq. ft. in the main assembly room.	
Congregate care/assisted living facilities	0.5 space for each residential unit, plus one space for each 4 units for guests unless specified in an approved precise plan.	
Hospitals	One space for each 2 patient beds the facility is licensed to accommodate plus required spaces for ancillary uses as determined by the planning division.	
Hotels/motels	One space for each guest room, plus 0.75 space for each employee, plus any spaces required for ancillary uses.	
Self-storage, personal storage facilities	One space for each 10 storage units but not less than 6 spaces total, plus 2 spaces for the manager's office. If a resident caretaker is provided, an enclosed garage, 20 feet by 20 feet shall be included in the parking requirements.	
Offices	One parking space for each 250 square feet of gross floor area.	
Restaurants	One parking space for each 100 square feet of gross floor area.	
Retail and services	One parking space for each 200 square feet of gross floor area.	
Schools (private) elementary/junior high	1.5 spaces for each classroom, plus one space for every 75 sq. ft. of assembly area in an auditorium, plus one bus loading space for each 100 students or portion thereof.	
High school	Five spaces for each classroom, plus one space for each 75 square feet in assembly rooms and auditoriums, plus one bus loading space for each 150 students or portion thereof.	
Trade and business schools	One space for each student.	
Tutoring facilities	One space for every 50 sq. ft. of gross floor area.	

Service stations (including multi-use stations)	One space for each 200 sq. ft. of gross floor area, plus 3 spaces for each service bay. 50 percent of the parking provided at pump islands may be credited towards meeting parking requirements.
Light manufacturing and warehouses	First 25,000 sq. ft.: 1 for every 500 sq. ft.
	25,001 to 100,000 sq. ft.: 1 for every 750 sq. ft.
	100,001 to 200,000 sq. ft.: 1 for every 1,000 sq. ft.
	Anything over 200,000 sq. ft.: 1 for every 2,000 sq. ft.
	(This is a cumulative requirement: for example, a 250,000 sq. ft. building requires $50 + 100 + 100 + 25 = 275$ spaces)
	Incidental office areas for warehousing and distribution facilities exceeding 15 percent of the gross building area will require one parking space for each 300 square feet of floor area.
Emergency shelter (homeless)	One parking space for every 5 beds and 0.5 space per bedroom designed as a family unit with children, plus 1 space for every employee and/or volunteer staff member on duty. Each shelter shall also provide a bike rack for clients in a secured area.

- ¹ ADUs that are created through the conversion of a garage, carport or covered parking structure are not required to provide replacement off-street parking spaces.
- ² Off-street parking shall be permitted in setback areas in locations determined by the City or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.
- ³ Alternatively, an emergency shelter may submit a parking study, subject to approval by the Community Development Director, demonstrating that the parking demand associated with the emergency shelter justifies requiring a reduced amount of off-street parking.

(Ord. No. 2015-01, § 3, 5-5-2015; Ord. No. 2018-03, § 7, 5-15-2018; Ord. No. 2020-03, § 7, 6-2-2020)

Sec. 44-365. Minimum dimensions for angled parking layouts.

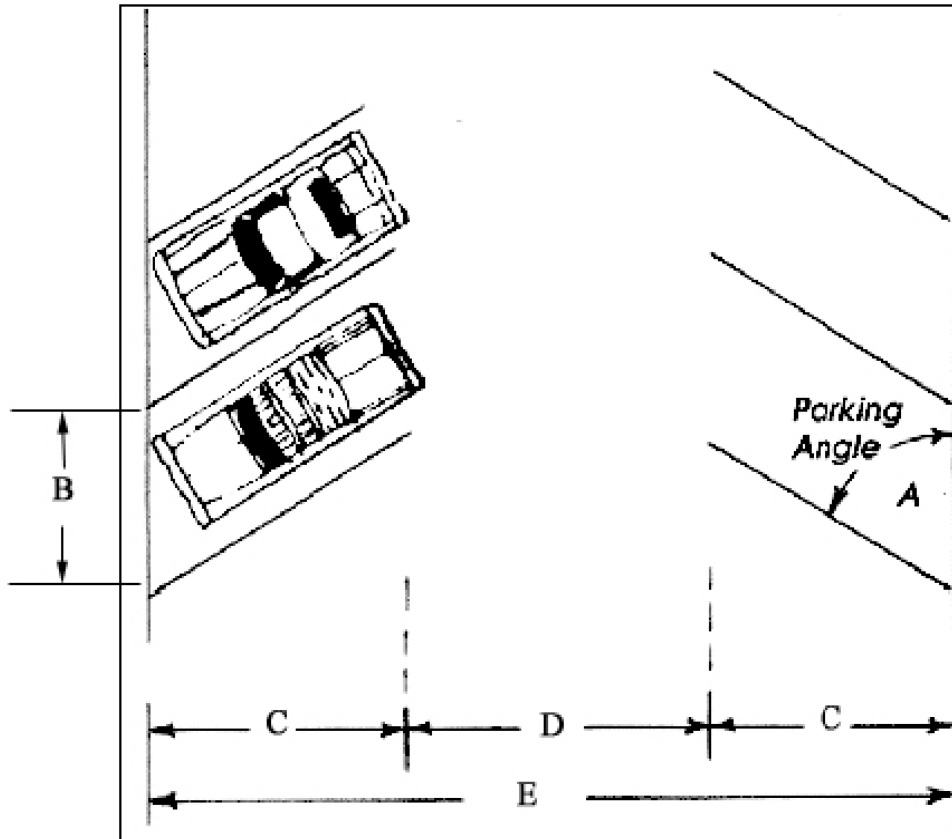
The following table depicts the minimum parking space dimensions for all parking areas:

TABLE III-8. MINIMUM DIMENSIONS FOR ANGLED PARKING LAYOUTS				
Angle (a)	Curb length per vehicle (b)	Stall length (c)	Aisle dimension (d)	Bay width (e)
30°	18'-0"	18'-0"	11'-0"	47'-0"
45°	12'-9"	20'-0"	13'-0"	53'-8"
60°	10'-5"	21'-0"	18'-0"	60'-0"
90°	9'-0"	20'-0"	25'-0"	65'-0"

For parallel parking, the dimensions of the parking stall shall be not less than ten feet in width and 23 feet in depth.

Where two-way traffic is desired, the aisle width shall be a minimum of 25 feet.

The location of bumpers or wheel stops shall depend on the angle of parking, ranging from at least two feet from the property line for 90-degree parking to one foot from the property line for 30-degree parking.



(Ord. No. 2015-01, § 3, 5-5-2015)

Sec. 44-366. Loading.

- (a) Every hospital, institution, hotel, commercial, or industrial building shall have and maintain off-street loading spaces in addition to required off-street parking requirements as follows:

TABLE III-9. LOADING REQUIREMENTS BY LAND USE AND BUILDING SIZE	
Type A loading spaces shall be not less than 20 feet in length and 12 feet in width, with 14 feet of vertical clearance.	
Type B loading spaces shall be not less than 40 feet in length and 12 feet in width, with 14 feet of vertical clearance.	

Total Gross Floor Area (Square Feet)	Loading Spaces Required
Commercial Buildings	
3,000 to 15,000	One Type A
15,001 to 50,000	Two Type A
50,001 and over	Three Type A
Hospitals and Institutions	
3,000 to 20,000	One Type A
20,001 to 50,000	Two Type A
50,001 to 80,000	Three Type A

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(Supp. No. 6)

80,001 to 110,000	Four Type A
110,001 and over	Five Type A
Hotels and Office Buildings	
3,500 to 50,000	One Type A
50,001 to 100,000	Two Type A
100,001 and over	Three Type A
Industrial Buildings	
3,000 to 15,000	One Type B
15,001 to 50,000	Two Type B
50,001 and over	Three Type B

- (b) Loading areas shall be clearly marked with striping and lettering to indicate that such areas are for loading purposes only. Parking and circulation areas shall not be used for loading purposes.
- (c) Loading areas may be used for truck parking when the associated facility is closed.
- (d) Loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or similar objects shall not occur in commercial or industrial areas abutting residential zoning districts between the hours of 7:00 p.m. and 7:00 a.m.

(Ord. No. 2015-01, § 3, 5-5-2015; Ord. No. 2021-01 , § 6, 8-3-2021)

Secs. 44-367—44-390. Reserved.

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE:	VB, FULLY SPRINKLERED NFPA 13	
OCCUPANCY CLASSIFICATION:	A3, B, S1 NON-SEPARATED	
	ALLOWABLE	ACTUAL
HEIGHT PER CBC TABLE 504.3 *USE A OCCUPANCY, MOST RESTRICTIVE	60'-0" *	34'-0"
STORIES PER CBC TABLE 504.4 *USE A OCCUPANCY, MOST RESTRICTIVE	2 *	2
AREA PER CBC TABLE 506.2 *USE A OCCUPANCY, MOST RESTRICTIVE	18,000 SF * 18,000 SF * 36,000 SF *	8,103 SF (1ST FLR) 2,486 SF (2ND FLR) 10,589 SF (TOTAL)

SEE A2-4 FOR COMPLETE BUILDING DATA

PROJECT DESCRIPTION

ADDRESS	8081 MOODY STREET LA PALMA, CA 90623
APN	262-042-66, 262-042-33, 262-042-30
LOT	07
TRACT	8020
ZONING	NC - NEIGHBORHOOD COMMERCIAL

SEE A1-2a FOR COMPLETE SITE DATA

UTILITY PROVIDERS

ELECTRICAL	SOUTHERN CALIFORNIA EDISON
NATURAL GAS	SOUTHERN CALIFORNIA GAS
WATER & SEWER	CITY OF LA PALMA
WASTE	EDCO DISPOSAL

SCOPE OF WORK

LOT LINE ADJUSTMENT 25-1:

- COMBINE APN# 262-042-30 (4982 LA PALMA AVENUE) WITH APN #242-042-33 & #242-042-66 (8081 MOODY STREET) UNDER OWNERSHIP OF 8081 MOODY STREET (CALIFORNIA JOINT POWERS INSURANCE AUTHORITY)

PRECISE PLAN 291:

- CONSTRUCTION OF 2-STORY, 10,589 SF CONSTRUCTION TYPE VB FULLY SPRINKLERED NFPA 13 BUILDING, BUILDING WILL HOUSE STAFF OFFICES, MEETING ROOMS AND BREAK AREA, AS WELL AS STUDIO & PRODUCTION SUITE UTILIZED FOR PODCAST / BROADCAST PROGRAM

MASTER SIGN PLAN 25-1:

- INSTALLATION OF NEW MONUMENT SIGN (AT CORNER OF LA PALMA AVENUE & MOODY STREET)

CONDITIONAL USE PERMIT 399:

- FOR ALTERNATIVES TO CITY'S PARKING STANDARDS

NOTE - PROJECT SHALL BE COMPLIANT WITH ALL THE REQUIREMENTS FROM CHAPTER 48 OF THE CALIFORNIA FIRE CODE.

PROJECT DIRECTORY

OWNER:
CALIFORNIA JOINT POWERS INSURANCE AUTHORITY
8081 MOODY STREET
LA PALMA, CA 90623
CONTACT: GREG POWERS, RED BRICK CONSULTING INC.
TEL: (949) 573 - 2195
EMAIL: GPOWERS@RBCMAIL.COM

ARCHITECT/ APPLICANT:
ELEMENTS ARCHITECTURE, INC.
68 LIBERTY, SUITE 100
ALISO VIEJO, CA 92656
CONTACT: M. STEVEN CAMP, AIA, ARCHITECT; PRINCIPAL
TEL: (949) 488 - 0865
EMAIL: STEVE@ELEMENTSARCH.COM

CIVIL ENGINEER:
CORE CIVIL ENGINEERING, INC.
23172 PLAZA PONT DR, #145
LAGUNA HILLS, CA 92653
CONTACT: ROBERT STYLE
TEL: (949) 854-7244
EMAIL: ROBERT@CORESTRUCTURE.COM

SHEET INDEX

SHEET NO.	DESCRIPTION
ARCHITECTURAL	
A0-0	COVER SHEET
A1-0a	EXISTING SITE / PLOT PLAN
A1-0b	SITE SURVEY PLAN (FOR REFERENCE)
A1-0c	EXISTING SITE PHOTOS
A1-1	DEMOLITION SITE PLAN
A1-2	PROPOSED SITE PLAN
A1-2a	PROPOSED STRIPING & DIMENSIONS PLAN
A1-3	CONCEPTUAL FIRE MASTER PLAN
A1-4a	CONCEPTUAL SITE LIGHTING PLAN
A1-4b	SITE PHOTOMETRICS PLAN
A1-5	CONCEPTUAL LANDSCAPE PLAN
A1-6	ENLARGED SITE & COURTYARD PLAN
A2-1	GROUND FLOOR PLAN
A2-2	SECOND FLOOR PLAN
A2-3	ROOF PLAN
A2-4	BUILDING CODE ANALYSIS PLANS
A2-5	FIRE CODE ANALYSIS PLAN
A3-1	PROPOSED ELEVATIONS
A3-2	PROPOSED ELEVATIONS
A3-3	TRASH ENCLOSURE PLANS & ELEVATIONS
A3-4	MONUMENT SIGN PLAN & ELEVATION
A4-1	DIGITAL MATERIAL BOARD
A4-2	CONCEPT REFERENCE SKETCHES
A5-1	CONCEPTUAL SECTIONS

CIVIL	
C-1	TITLE SHEET
C-2	DEMOLITION PLAN
C-3	PRELIMINARY GRADING & DRAINAGE PLAN
C-4	SECTIONS & DETAILS
C-5	DETAILS
C-6	EROSION CONTROL PLAN
C-7	SOIL RECOMMENDATIONS

VICINITY MAP



KEY PLAN



ARCHITECT:
ELEMENTS ARCHITECTURE

68 LIBERTY #100
ALISO VIEJO, CA 92656
TEL: 949.488.0865
ELEMENTSARCH.COM

OWNER:
CALIFORNIA JOINT POWERS INSURANCE AUTHORITY

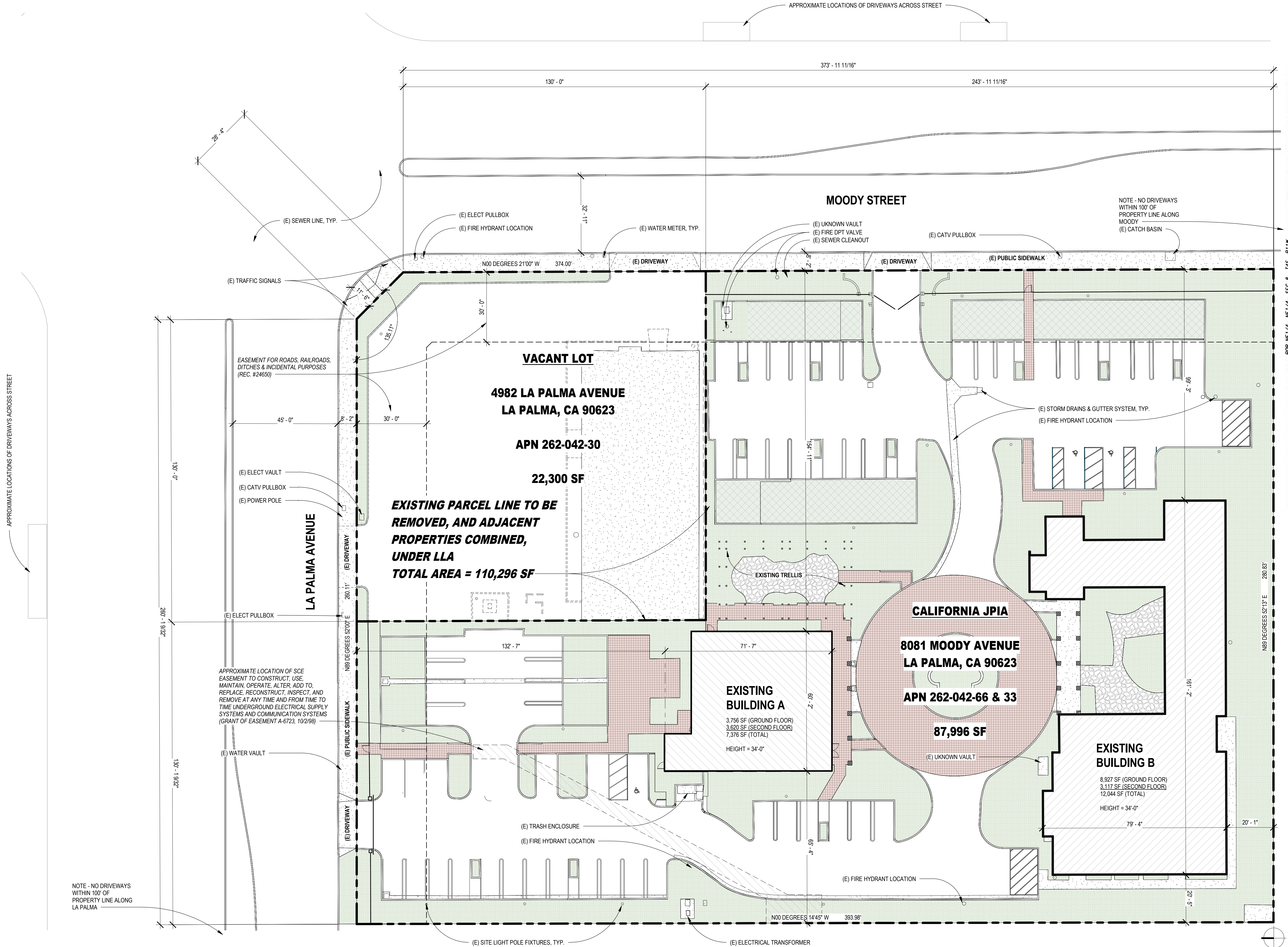
8081 MOODY STREET
LA PALMA, CA 90623
Tel: 800-229-2343
CJPIA.ORG

PROJECT / LOCATION:

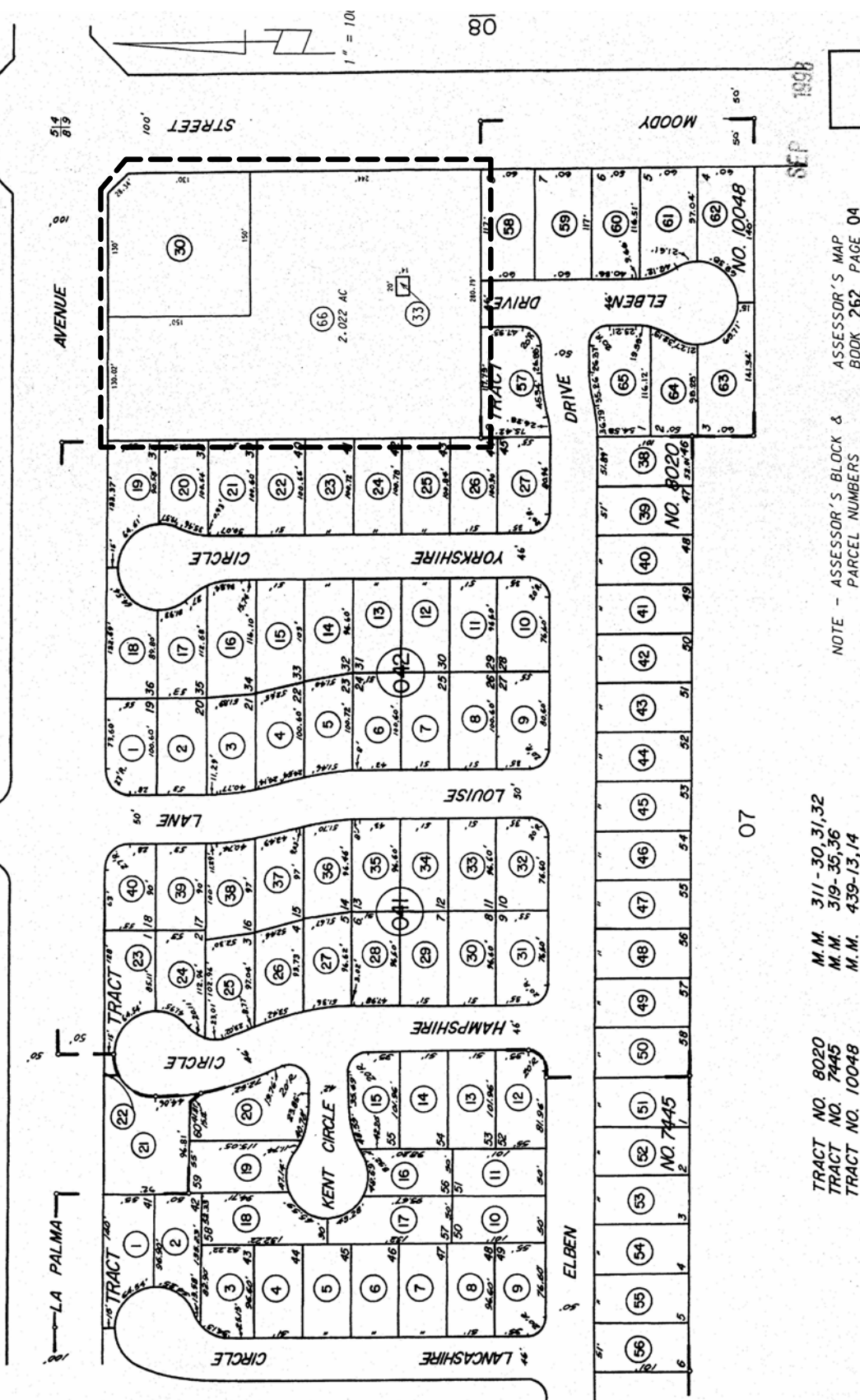
CALIFORNIA JOINT POWERS INSURANCE AUTHORITY
8081 MOODY STREET, LA PALMA, CA 90623

COVER SHEET

A0-0



PARCEL MAP



OVERALL SITE / PLOT PLAN

1" = 20'-0"

1

EXISTING SITE / PLOT PLAN

ARCHITECT:

ELEMENTS ARCHITECTURE

68 LIBERTY #100
ALISO VIEJO, CA 92656
TEL. 949.488.0865
ELEMENTSARCH.COM

OWNER:

CALIFORNIA JOINT POWERS INSURANCE AUTHORITY

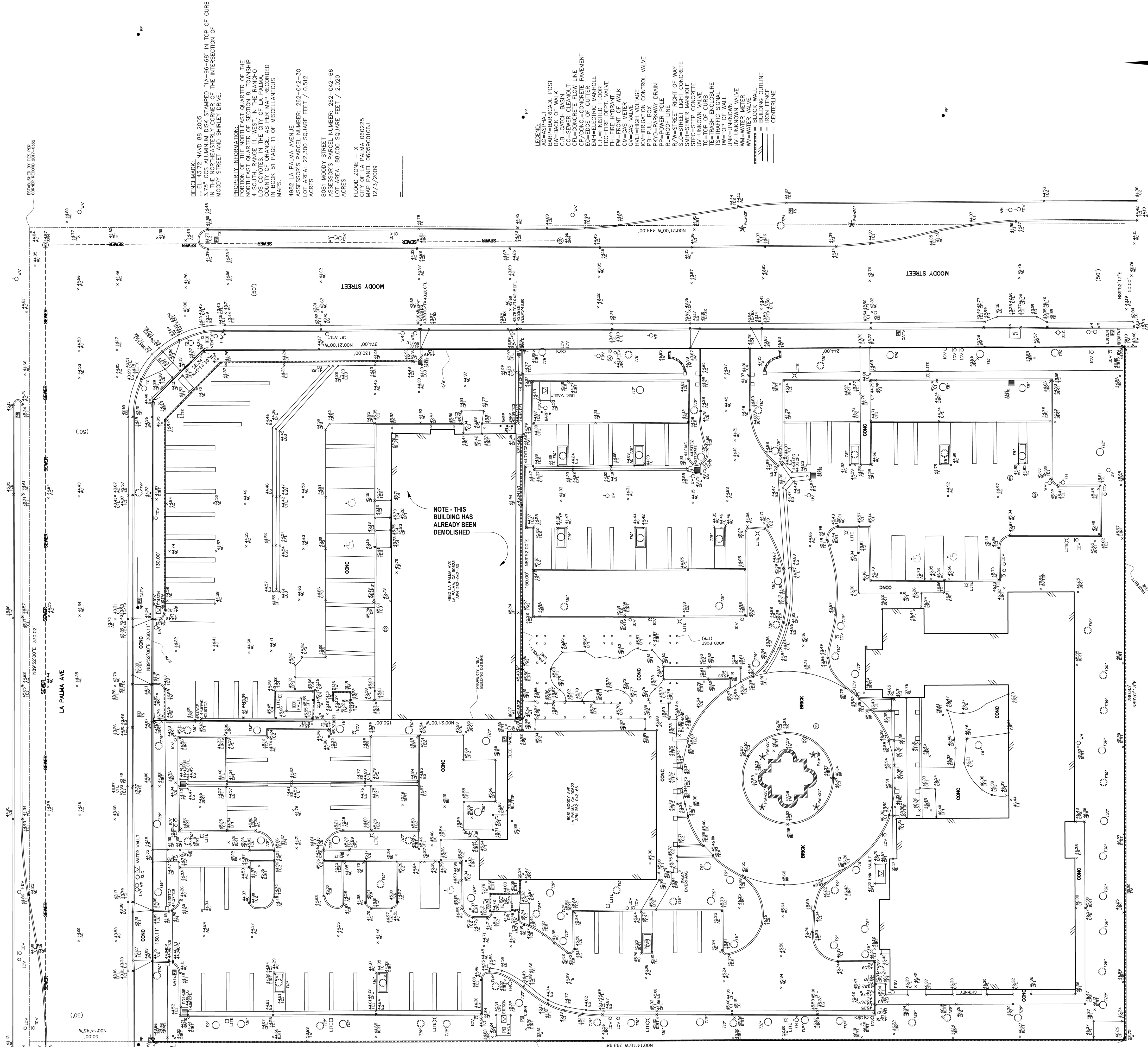
8081 MOODY STREET
LA PALMA, CA 90623
Tel. 800-229-2343
CJPIA.ORG

PROJECT / LOCATION:

CALIFORNIA JOINT POWERS INSURANCE AUTHORITY
8081 MOODY STREET, LA PALMA, CA 90623

TOPOGRAPHIC SURVEY

DATE OF SURVEY 8/24/2022



SITE SURVEY PLAN (FOR REFERENCE)

ARCHITECT



6B LIBERTY #100
ALISO VIEJO, CA 92656
TEL. 949.488.0865
ELEMENTSARCH.COM

OWNER

 CALIFORNIA JOINT POWERS INSURANCE AUTHORITY

8081 MOODY STREET
LA PALMA, CA 90623
Tel. 800-229-2343
CJPIA.ORG

PROJECT / LOCATION:

CALIFORNIA JOINT POWERS INSURANCE AUTHORITY
8081 MOODY STREET, LA PALMA, CA 90623

PERMIT PLAN AMENDMENT RE-SUBMITTAL - NOVEMBER 11, 2025

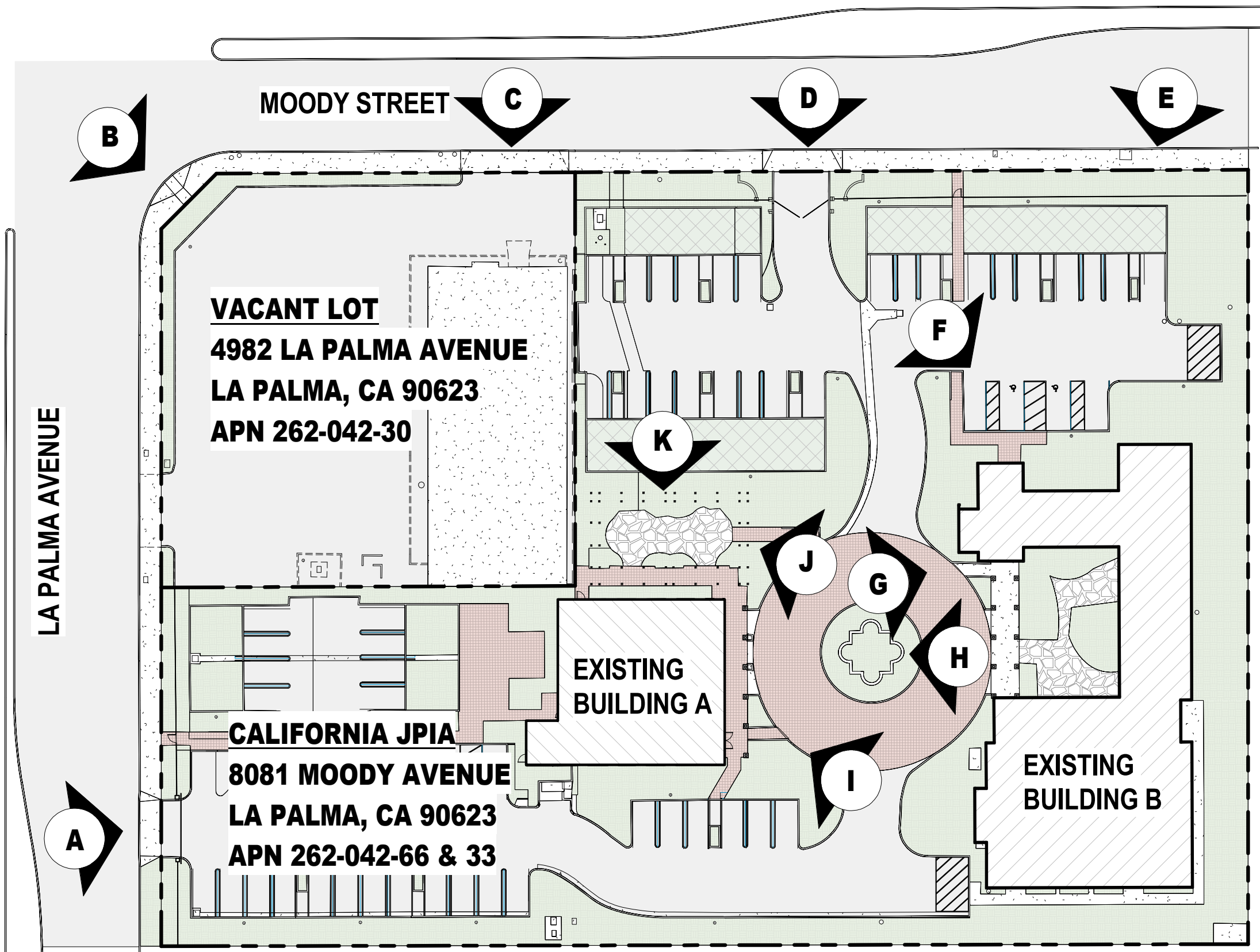


PHOTO A



PHOTO B



PHOTO C



PHOTO D

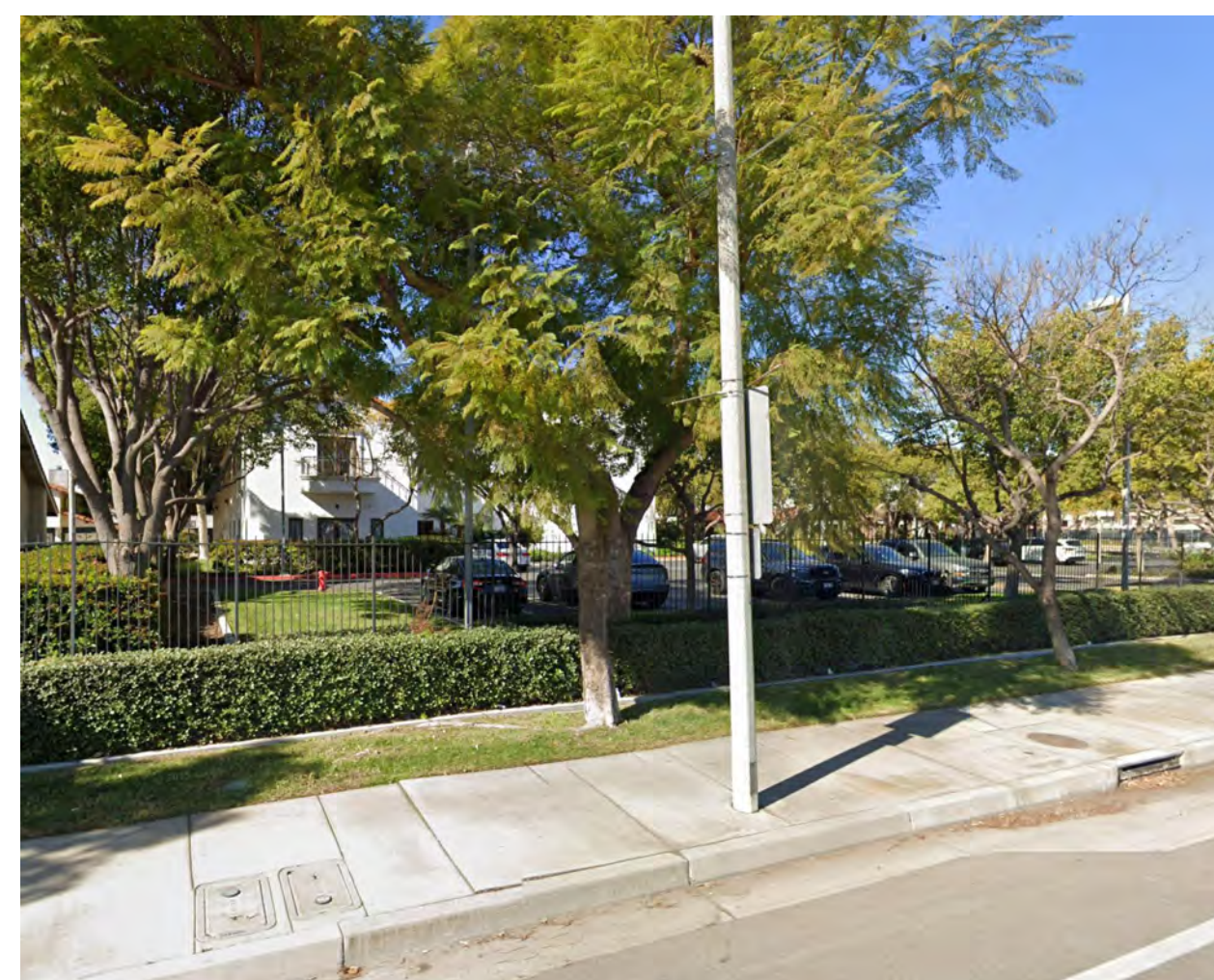


PHOTO E



PHOTO F



PHOTO G



PHOTO H



PHOTO I



PHOTO J



PHOTO K

ARCHITECT:
ELEMENTS ARCHITECTURE
68 LIBERTY #100
ALISO VIEJO, CA 92656
TEL. 949.488.0865
ELEMENTSARCH.COM

OWNER:
CALIFORNIA JOINT POWERS INSURANCE AUTHORITY
8081 MOODY STREET
LA PALMA, CA 90623
Tel. 800-229-2343
CJPIA.ORG

PROJECT / LOCATION:
CALIFORNIA JOINT POWERS INSURANCE AUTHORITY
8081 MOODY STREET, LA PALMA, CA 90623

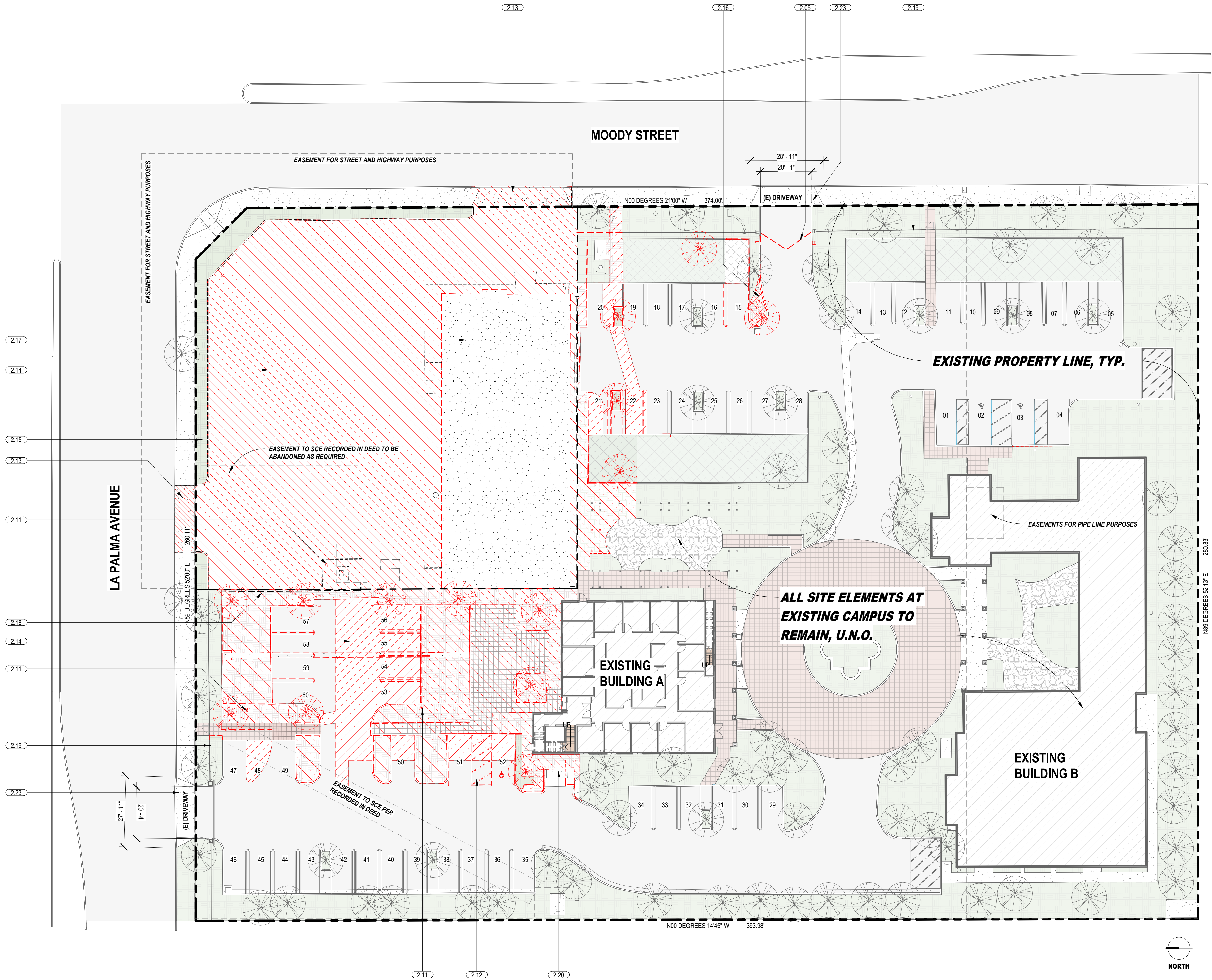
EXISTING SITE PHOTOS

A1-0c

ARCHITECTURAL KEYNOTES

KEYNOTE REFER TO CSI DIVISIONS AND PROJECT SPECIFICATIONS

- 2.05 EXISTING MOTORIZED VEHICULAR ENTRY GATE TO BE REMOVED AND REPLACED WITH NEW SET FARTHER BACK FROM CURB
- 2.11 EXISTING SITE POLE LIGHT FIXTURE TO BE REMOVED IN COMPLETE
- 2.12 EXISTING NONCOMPLIANT ACCESSIBLE PARKING STALLS & AISLE TO BE FULLY REPLACED
- 2.13 EXISTING CONCRETE DRIVEWAY TO BE REMOVED AND REPLACED WITH NEW PUBLIC SIDEWALK PER CITY STANDARD
- 2.14 EXISTING ASPHALT PARKING LOT TO BE MODIFIED - TYP.
- 2.15 EXISTING LANDSCAPING TO BE MODIFIED / RE-PLANTED - TYP.
- 2.16 EXISTING CURB TO BE MODIFIED, & PARKING STALL REMOVED, AT DRIVEWAY
- 2.17 EXISTING CONCRETE PAVING, CURBS, AND GRAVEL/DIRT TO BE REMOVED AT EXISTING VACANT LOT - TYP.
- 2.18 PORTION OF EXISTING WROUGHT-IRON FENCE TO BE REMOVED
- 2.19 EXISTING 8'-0" H WROUGHT-IRON FENCE ALONG PROPERTY PERIMETER TO REMAIN, TYP.
- 2.20 EXISTING NON-COMPLIANT TRASH ENCLOSURE, AND ADJACENT CURBS & LANDSCAPED AREAS, TO BE REPLACED WITH NEW LARGER ENCLOSURE MEETING CITY STANDARD
- 2.23 EXISTING CONCRETE DRIVEWAY TO REMAIN - PROTECT IN PLACE



NOTE - A CONSTRUCTION WASTE MANAGEMENT PLAN IS REQUIRED FOR ALL DEMOLITION AND CONSTRUCTION WORK - ALL WASTE GENERATED FROM DEMOLITION AND CONSTRUCTION SHALL GO TO "PARK DISPOSAL"

DEMOLITION SITE PLAN

1" = 20'-0"

1

ARCHITECT:

ELEMENTS ARCHITECTURE

68 LIBERTY #100
ALISO VIEJO, CA 92656
TEL. 949.488.0865
ELEMENTSARCH.COM

OWNER:

CALIFORNIA JOINT POWERS INSURANCE AUTHORITY

8081 MOODY STREET
LA PALMA, CA 90623
Tel. 800-229-2343
CJPIA.ORG

PROJECT / LOCATION:

CALIFORNIA JOINT POWERS INSURANCE AUTHORITY
8081 MOODY STREET, LA PALMA, CA 90623

DEMOLITION SITE PLAN

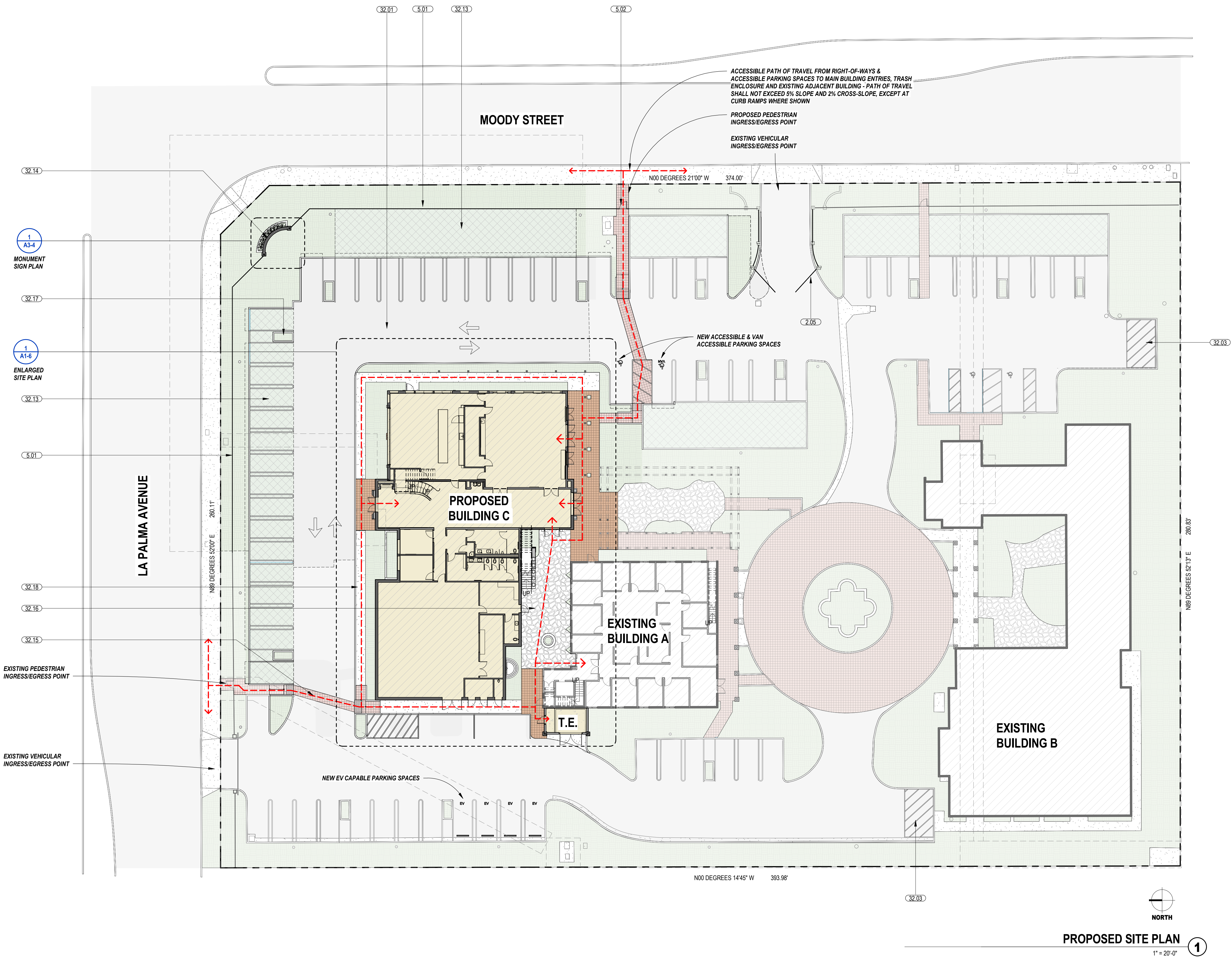
A1-1

ARCHITECTURAL KEYNOTES

KEYNOTE	REFER TO CSI DIVISIONS AND PROJECT SPECIFICATIONS
2.05	EXISTING MOTORIZED VEHICULAR ENTRY GATE TO BE REMOVED AND REPLACED WITH NEW SET FARTHER BACK FROM CURB
5.01	NEW 8'-0" H WROUGHT-IRON FENCING ALONG PROPERTY PERIMETER TO MATCH EXISTING
5.02	NEW 3'-0" W X 8'-0" H WROUGHT-IRON GATE WITH PANIC HARDWARE
32.01	NEW AREA OF ASPHALT PAVING
32.03	EXISTING LOADING ZONE - PROVIDE NEW STRIPING PER CITY STANDARD
32.13	NEW TURF / PERMEABLE PAVERS, TYP.
32.14	NEW MONUMENT SIGN - SEE ENLARGED PLAN FOR MORE INFO
32.15	NEW STAMPED CONCRETE TO MATCH EXISTING ADJACENT PAVING
32.16	NEW FLAGSTONE PAVING AT COURTYARD TO MATCH EXISTING ADJACENT FLAGSTONE
32.17	NEW RAISED PLANTER WITH TREE TO MATCH EXISTING ADJACENT, TYP.
32.18	NEW CONC. PAVING, TYP.

SEE SHEET A1-2a FOR ALL SITE / PARKING DIMENSIONS, ANALYSES & CALCULATIONS

NOTE - PER CALGREEN 5.106.4.1.1, NEITHER LONG TERM NOR SHORT TERM BICYCLE PARKING IS REQUIRED, AS PROJECT IS NOT INTENDED TO GENERATE VISITOR TRAFFIC NOR DOES IT PROPOSE TENANT PARKING



ARCHITECT:
ELEMENTS ARCHITECTURE
68 LIBERTY #100
ALISO VIEJO, CA 92656
TEL. 949.488.0865
ELEMENTSARCH.COM

OWNER:
CALIFORNIA JOINT POWERS INSURANCE AUTHORITY
8081 MOODY STREET
LA PALMA, CA 90623
Tel. 800-229-2343
CJPIA.ORG

PROJECT / LOCATION:
CALIFORNIA JOINT POWERS INSURANCE AUTHORITY
8081 MOODY STREET, LA PALMA, CA 90623

PROPOSED SITE PLAN

A1-2

CODE COMPLIANCE ANALYSIS

ADDRESS	8081 MOODY STREET LA PALMA, CA 90623
APN	262-042-66 & 262-042-30
LOT	07
TRACT	8020
ZONING	NC - NEIGHBORHOOD COMMERCIAL

LOT AREA 110,296 SF

BUILDING AREA - TOTAL (GROSS)	
EXISTING BUILDING A	7,376 SF
EXISTING BUILDING B	12,044 SF
PROPOSED BUILDING C	10,589 SF
TOTAL	30,009 SF

BUILDING AREA - FOOTPRINT	
EXISTING BUILDING A	3,756 SF
EXISTING BUILDING B	8,927 SF
PROPOSED BUILDING C	8,103 SF
TOTAL	20,786 SF

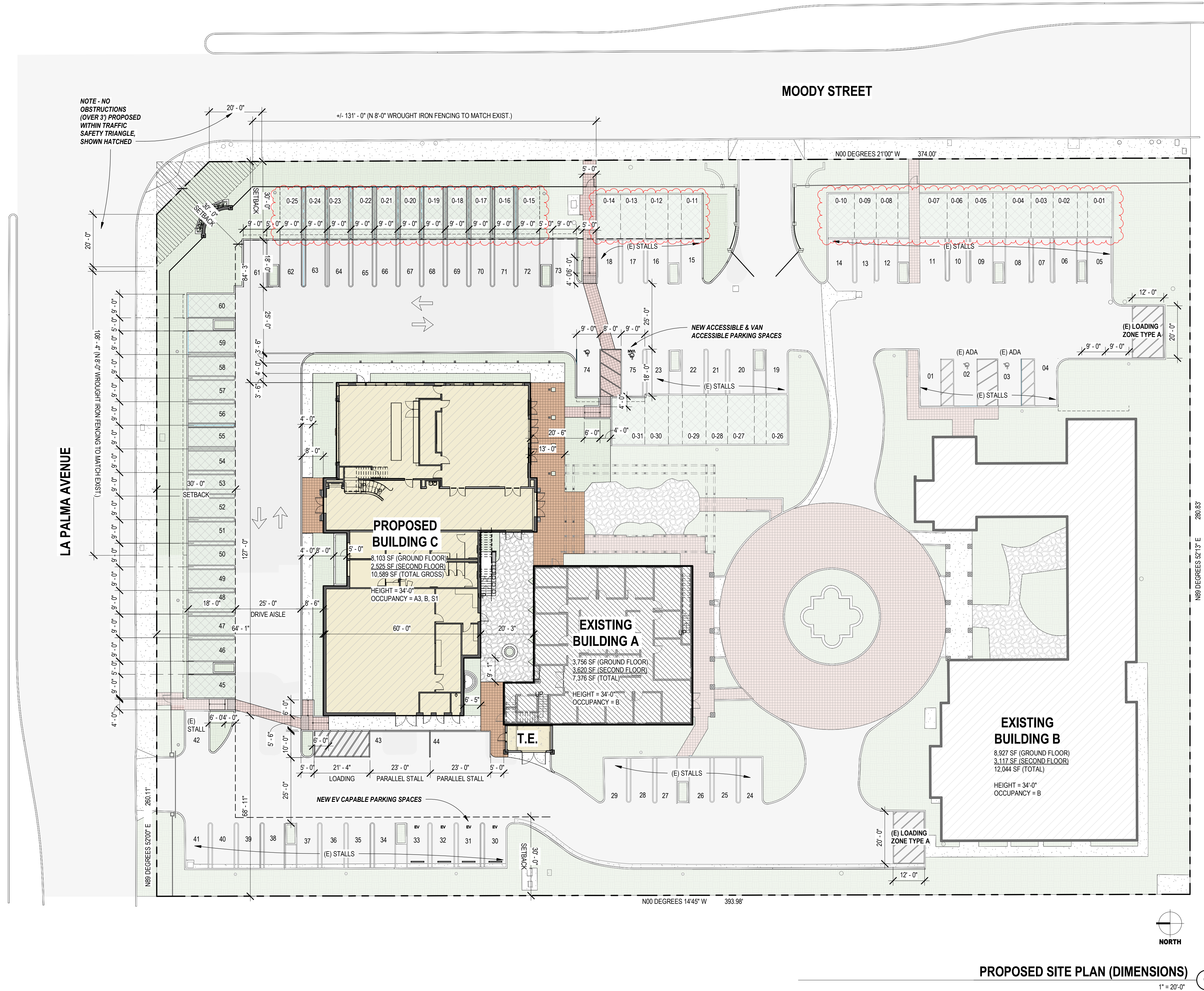
	REQUIRED	PROVIDED
FLOOR AREA RATIO	0.5 MAX	0.27
LOT COVERAGE	N/A	18.8%
MAXIMUM BUILDING HEIGHT	35'-0"	34'-0"
MAXIMUM NUMBER OF STORIES	4	2
SETBACK FROM RIGHT-OF-WAY	30'-0"	30'-0"
SETBACK FROM RESIDENTIAL DISTRICTS	30'-0"	(E)
SETBACK FROM COMMERCIAL, OFFICE & INDUSTRIAL DISTRICTS	20'-0"	N/A
LANDSCAPED AREA - WITHIN PARKING AREA	3% MIN	44.6%
LANDSCAPED AREA - WITHIN NON-PARKING AREA	3% MIN	18.6%

PARKING ANALYSIS

TOTAL EXISTING PARKING COUNT	60 STALLS
TOTAL PROPOSED PARKING COUNT (SERVING BUILDINGS A, B, C)	44 STANDARD STALLS 31 TANDEM (62 SINGLE STALL EQUIVALENT) 75 TOTAL STALLS (106 SINGLE STALL EQ.)

PLEASE REFER TO PARKING MANAGEMENT PLAN FOR MORE INFO

	REQUIRED	PROVIDED
TOTAL NUMBER OF PARKING STALLS	75	75
LOADING ZONES PER LA PALMA MUNICIPAL CODE TABLE III-9: COMMERCIAL BUILDINGS 15,001 - 50,000 SF	2 (TYPE A)	2 (TYPE A)
ACCESSIBLE PARKING STALLS STANDARD ACCESSIBLE FOR 51-75 STALLS PER CBC TABLE 11B-208.2	3	4
VAN ACCESSIBLE 1 PER 6 STANDARD, PER CBC 11B-208.2.4	1	1
TOTAL NUMBER OF PROPOSED / ADDED PARKING STALLS	15	15
ELECTRIC VEHICLE PARKING STALLS EV CAPABLE FOR 10-25 STALLS PER CGBSC TABLE 5.106.5.3.1	4	4
EVCS FOR 10-25 STALLS PER CGBSC TABLE 5.106.5.3.1	0	0



PROPOSED SITE PLAN (DIMENSIONS) ①
1" = 20'-0"

ARCHITECT:
ELEMENTS ARCHITECTURE
608 LIBERTY #100
ALISO VIEJO, CA 92656
TEL. 949.488.0865
ELEMENTSARCH.COM

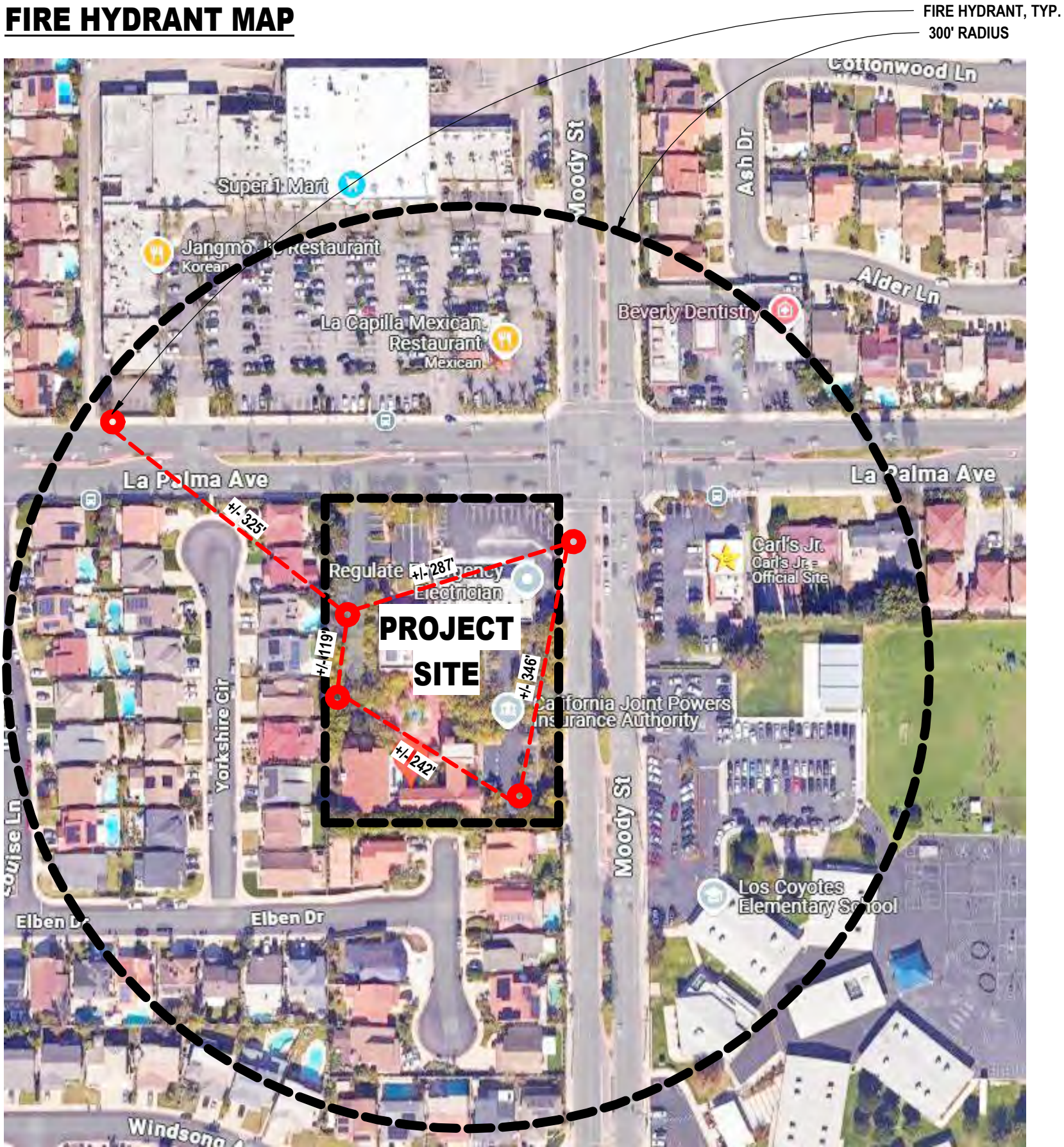
OWNER:
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PROPOSED STRIPING & DIMENSIONS PLAN

A1-2a

FIRE HYDRANT MAP

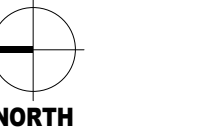
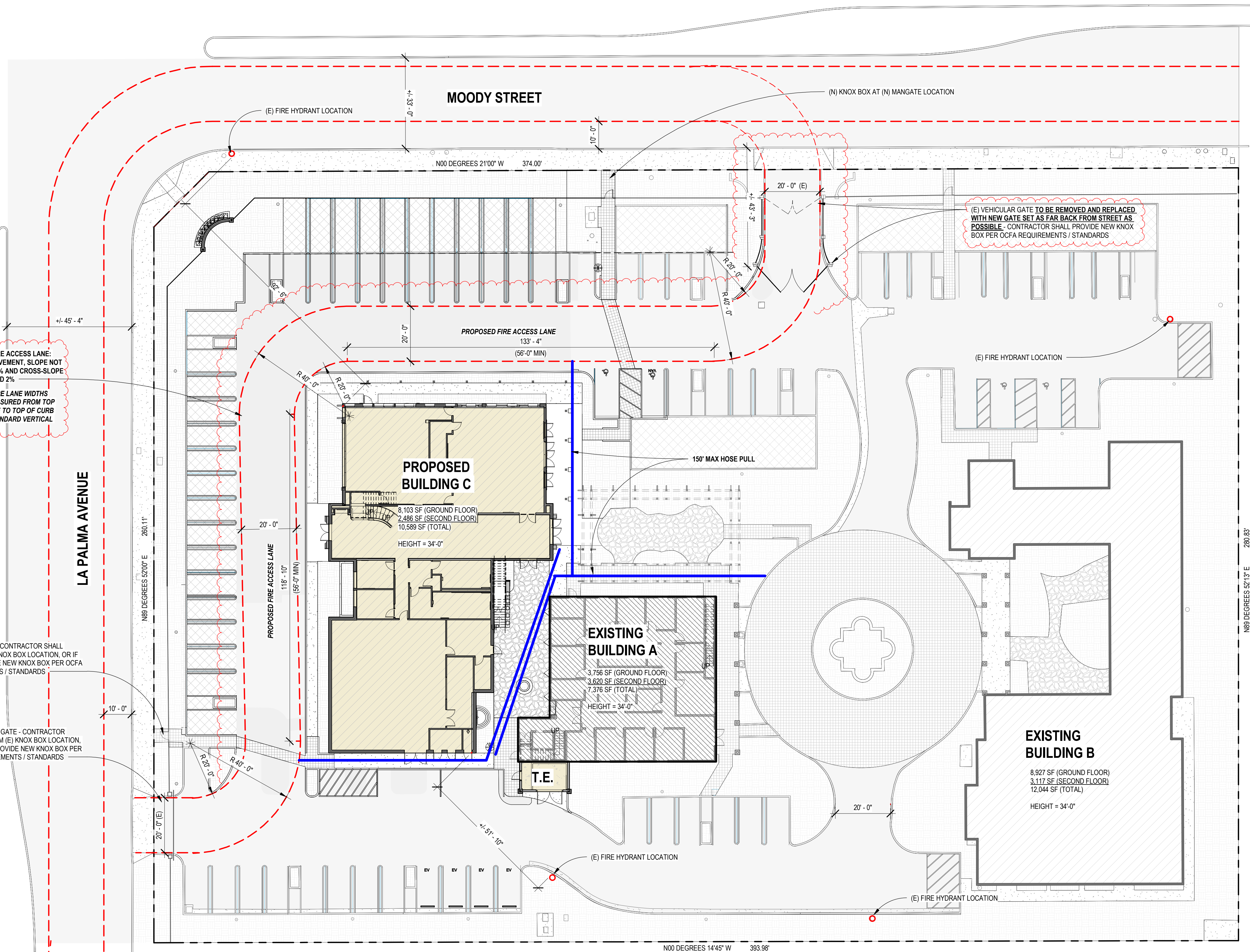


MINIMUM NUMBER OF HYDRANTS

TOTAL BUILDING AREA = 30,009 SF, CONSTRUCTION TYPE VB
PER CFC TABLE B105.1, FIRE FLOW = 4,750 GPM
PER CFC C102.1, FOR FIRE FLOW REQUIREMENT OF 4,001 - 5,000:
MINIMUM NUMBER OF HYDRANTS = 5
PROVIDED NUMBER OF HYDRANTS = 5 (SEE MAP ABOVE FOR LOCATIONS)
AVERAGE SPACING BETWEEN HYDRANTS = 263.8' < 300' MAX

PROPOSED FIRE ACCESS LANE:
CONCRETE PAVEMENT, SLOPE NOT
TO EXCEED 1% AND CROSS-SLOPE
NOT TO EXCEED 2%
NOTE - ALL FIRE LANE WIDTHS
SHALL BE MEASURED FROM TOP
OF CURB FACE TO TOP OF CURB
FACE FOR STANDARD VERTICAL
CURBS

(E) MANGATE - CONTRACTOR SHALL
CONFIRM (E) KNOX BOX LOCATION, OR IF
NONE PROVIDE NEW KNOX BOX PER OCFA
REQUIREMENTS / STANDARDS
(E) VEHICULAR GATE - CONTRACTOR
SHALL CONFIRM (E) KNOX BOX LOCATION,
OR IF NONE PROVIDE NEW KNOX BOX PER
OCFA REQUIREMENTS / STANDARDS



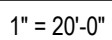
CONCEPTUAL FIRE MASTER PLAN 1
1" = 20'-0"

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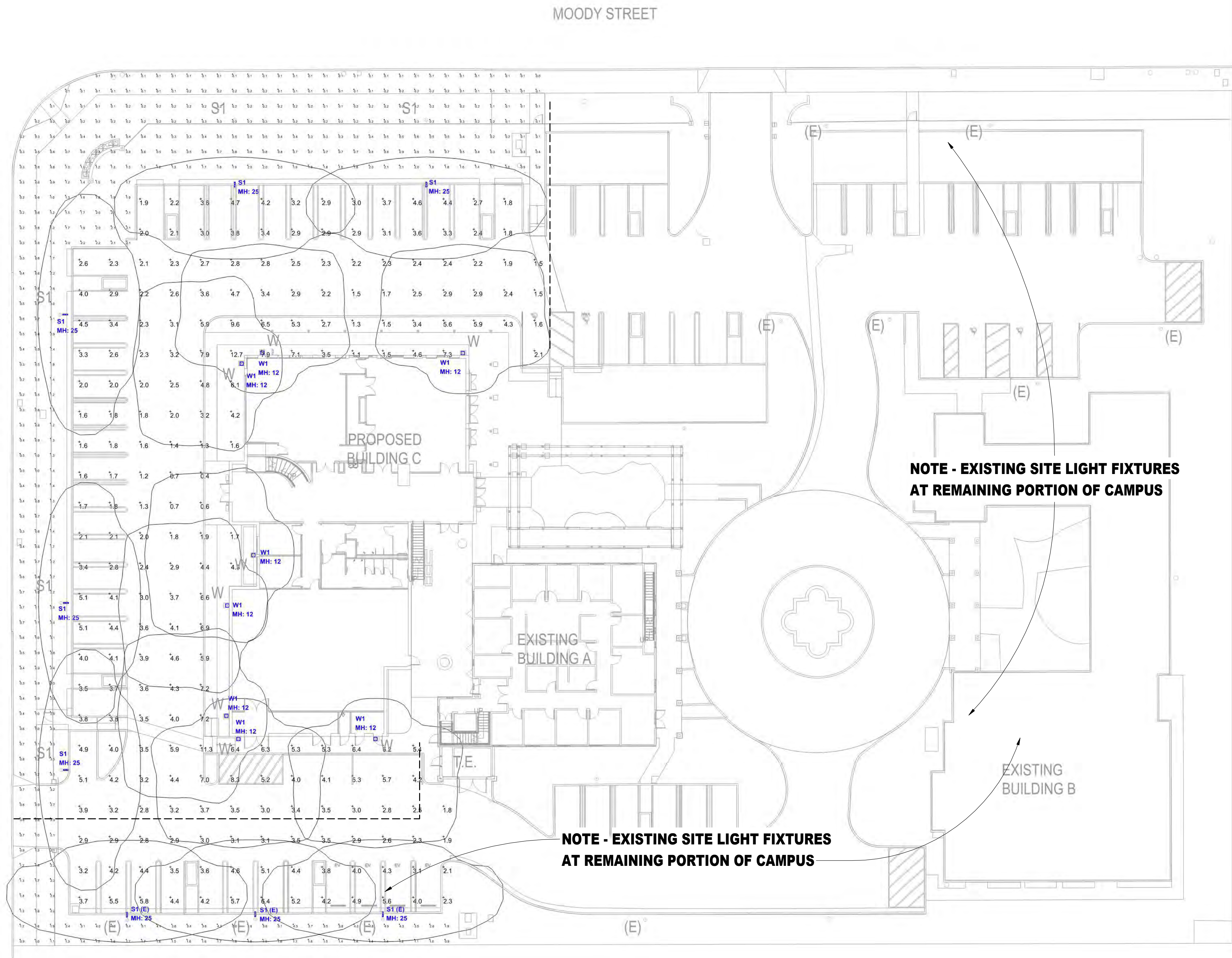
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CONCEPTUAL FIRE MASTER PLAN
A1-3



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NOTE - EXISTING SITE LIGHT FIXTURES AT REMAINING PORTION OF CAMPUS

NOTE - EXISTING SITE LIGHT FIXTURES AT REMAINING PORTION OF CAMPUS

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	5	S1	Single	Stimulus - S7140N
	3	S1 (E)	Single	Existing fixture - Type II used for calculations
	8	W1	Single	Intra - COW-SA-2C-740-U-T4FT

SCI-New Calculation Summary							
Label	Cut Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	3.57	12.7	0.4	8.93	31.75
Spill	Illuminance	Fc	1.04	5.8	0.0	N.A.	N.A.

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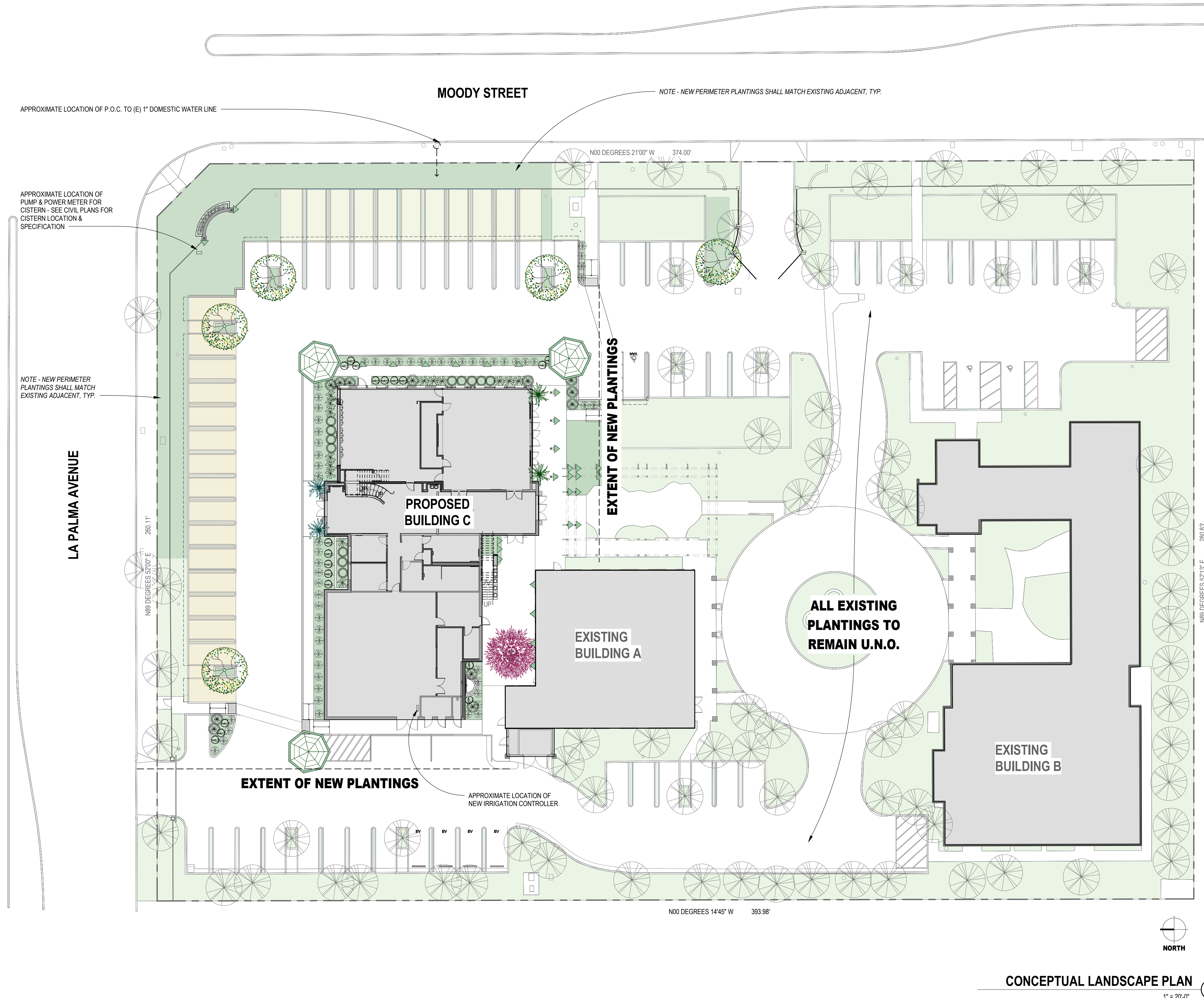
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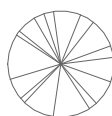
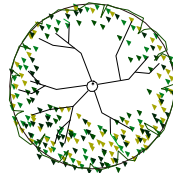
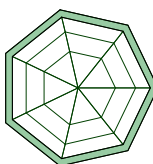
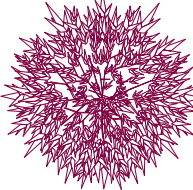
SITE PHOTOMETRICS PLAN

A1-4b

SEE SHEET A1-2a FOR ALL SITE ANALYSIS & LANDSCAPE AREA CALCULATIONS



PLANTING LEGEND

TREES				
	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	EXISTING	VARIES	VARIES	VARIES
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	5
	SABEL PALMETTO (INCLUDING 1 AT BALCONY ABOVE)	CABBAGE PALM	24" BOX	5
	MYRICA CERIFERA	WAX MYRTLE	15 GAL	3
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	1
SHRUBS				
	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	CALLISTEMON VIMINALIS	LITTLE JOHN	1 GAL	62
	PHORMIUM 'SUNDOWNER'	NEW ZEALAND FLAX	5 GAL	14
	EREMOPHILA MACULATA RED	VALENTINE RED EMU BUSH	5 GAL	25
	LOMANDRA	MAT RUSHES	5 GAL	14
	PHORMIUM "JACK SPRATT"	DWARF FLAX	5 GAL	12
VINES				
	BOTANICAL NAME	COMMON NAME	QUANTITY	
	BOUGAINVILLEA	BOUGAINVILLEA	29	
LAWN / TURF				
	*TRUEGRID® PERMEABLE PAVING SYSTEM, OR SIM.			
	NEW LAWN MATERIAL TO MATCH EXISTING ADJACENT - V.I.F.			

ALL AREAS DEFICIENT IN PLANTING OR GROUND COVER SHALL RECEIVE 2" MIN LAYER OF BARK MULCH

ALL PROPOSED AREAS OF PLANTING SHALL HAVE NEW IRRIGATION SYSTEM MEETING MWEL0 REQUIREMENTS. NOTES:

THE IRRIGATION IS SUPPLIED BY A POTABLE WATER CONNECTION.

THERE IS NO SPECIAL LANDSCAPE AREA (SLA) AS PART OF THESE PLANS. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

A LANDSCAPE WASTE DIVERSION PLAN SHALL BE COMPLETED AND SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE ARCHITECT, IOR, AND OAR OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

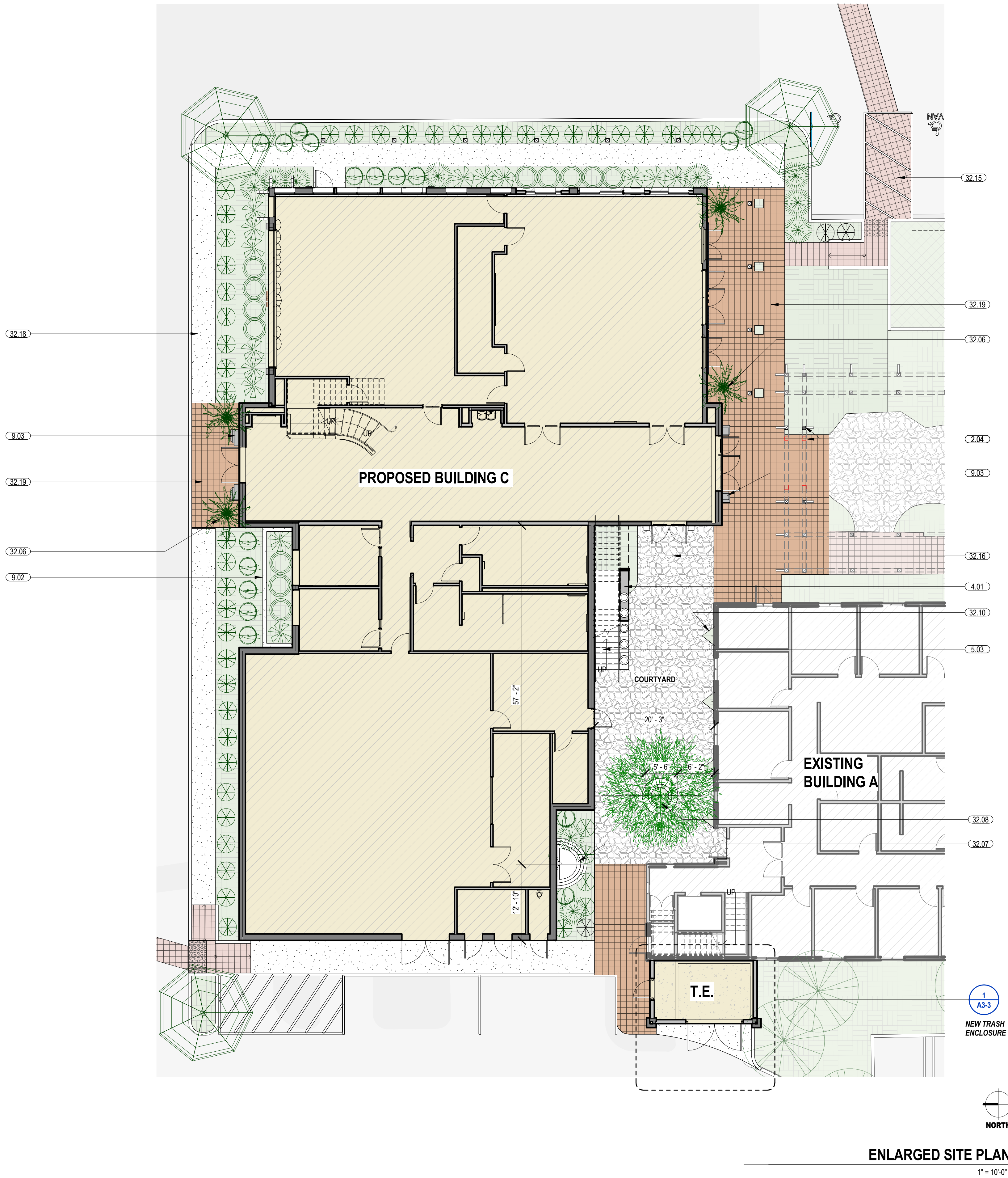
AN OPERATIONS AND SYSTEMS MANUAL SHALL BE PROVIDED TO THE OWNER OR REPRESENTATIVE AND TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION.

SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE 65.0 (P.S.I.) AND A MAXIMUM DEMAND 30.0 (G.P.M.) AS SHOWN AT EACH POINT OF CONNECTION ON THE DRAWINGS. CONTRACTOR SHALL VERIFY PRESSURE AND DEMAND AT EACH POINT OF CONNECTION PRIOR TO COMMENCING INSTALLATION AND SUBMIT SUCH IN WRITING TO THE ARCHITECT, IOR, AND OAR. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, IOR, AND OAR.

CONTRACTORS SHALL FIELD VERIFY THAT ALL IRRIGATION EXISTING EQUIPMENT IS ON SITE AND IS OPERATIONAL (CONTROLLER, BACKFLOW PREVENTER, VALVES (NEW AND EXISTING) FLOW SENSOR, MASTER VALVE, MAINLINE, LATERAL LINES, ETC ALL. CONTACT THE ARCHITECT, IOR, AND OAR IF EQUIPMENT IS MISSING OR IN POOR CONDITION.

ARCHITECTURAL KEYNOTES

KEYNOTE	REFER TO CSI DIVISIONS AND PROJECT SPECIFICATIONS
2.04	EXISTING PERGOLA COLUMNS TO BE RELOCATED/REPLACED AS SHOWN
4.01	STEPPED PLANTER WALL ADJACENT TO STAIR
5.03	EXTERIOR STAIR WITH HANDRAIL BOTH SIDES & DECORATIVE WROUGHT-IRON GUARDRAIL
9.02	PLANTER WALLS WITH INTEGRAL COLOR STUCCO FINISH, TYP.; OMEGA - SANTA BARBARA FINISH - SNOW COLOR
9.03	DECORATIVE ARCH ENTRY ELEMENT WITH PLASTER FINISH & TERRACOTTA TILE AT INSET
32.06	POTTED PALM @ BOTH SIDES OF ENTRYWAY - SEE LANDSCAPE PLAN FOR MORE INFO
32.07	WALL-MOUNTED FOUNTAIN WITH TERRACOTTA & PATTERNED TILE ACCENTS
32.08	CANOPY TREE WELL WITH BUILT-IN SEATING ELEMENT
32.10	POCKETS FOR VINE GROWTH ALONG EXISTING BUILDING
32.15	NEW STAMPED CONCRETE TO MATCH EXISTING ADJACENT PAVING
32.16	NEW FLAGSTONE PAVING AT COURTYARD TO MATCH EXISTING ADJACENT FLAGSTONE
32.18	NEW CONC. PAVING, TYP.
32.19	NEW SALTILLO TILE TO MATCH EXISTING ADJACENT



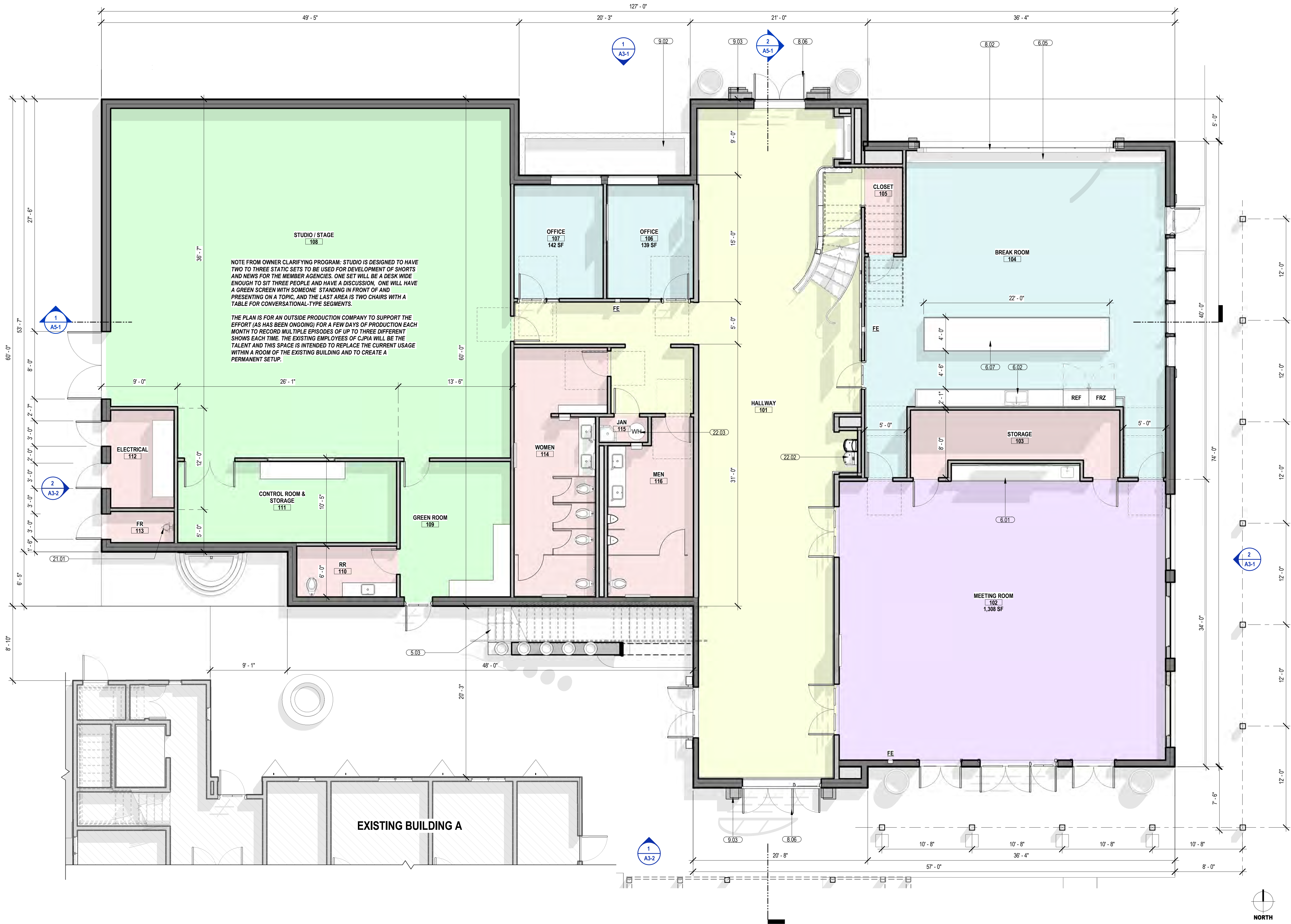
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ELEMENTS ARCHITECTURE
68 LIBERTY #100
ALISO VIEJO, CA 92656
TEL. 949.488.0865
ELEMENTSARCH.COM

OWNER:
CALIFORNIA JOINT POWERS INSURANCE AUTHORITY
8081 MOODY STREET
LA PALMA, CA 90623
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ENLARGED SITE & COURTYARD PLAN

A1-6



ARCHITECTURAL KEYNOTES	
KEYNOTE	REFER TO CSI DIVISIONS AND PROJECT SPECIFICATIONS
5.03	EXTERIOR STAIR WITH HANDRAIL, BOTH SIDES & DECORATIVE WROUGHT-IRON GUARDRAIL
6.01	COUNTERTOP WITH UPPER & LOWER CABINETRY, SINK & UNDER-COUNTER REFRIGERATOR
6.02	COUNTERTOP WITH UPPER & LOWER CABINETRY, SINK & 'BREAK ROOM' STYLE APPLIANCES
6.05	BUILT-IN BENCH
6.07	ISLAND COUNTERTOP WITH LOWER CABINETRY
8.02	STOREFRONT / WINDOWS WITH DARK BRONZE ANODIZED FRAMING & GREY-TINTED LOW-E GLAZING, TYP.
8.06	FRENCH DOOR WITH STAINED WOOD VENEER FINISH, TYP.
9.02	PLANTER WALLS WITH INTEGRAL COLOR STUCCO FINISH, TYP.; OMEGA - SANTA BARBARA FINISH - SNOW COLOR
9.03	DECORATIVE ARCH ENTRY ELEMENT WITH PLASTER FINISH & TERRACOTTA TILE AT INSET
21.01	FIRE RISER LOCATION
22.02	HI-LOW DRINKING FOUNTAIN IN ALCOVE
22.03	JANITOR'S CLOSET WITH MOP SINK & WATER HEATER

PROPOSED GROUND FLOOR PLAN



3/16" = 1'-0"

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68 LIBERTY #100
ALISO VIEJO, CA 92656
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8081 MOODY STREET
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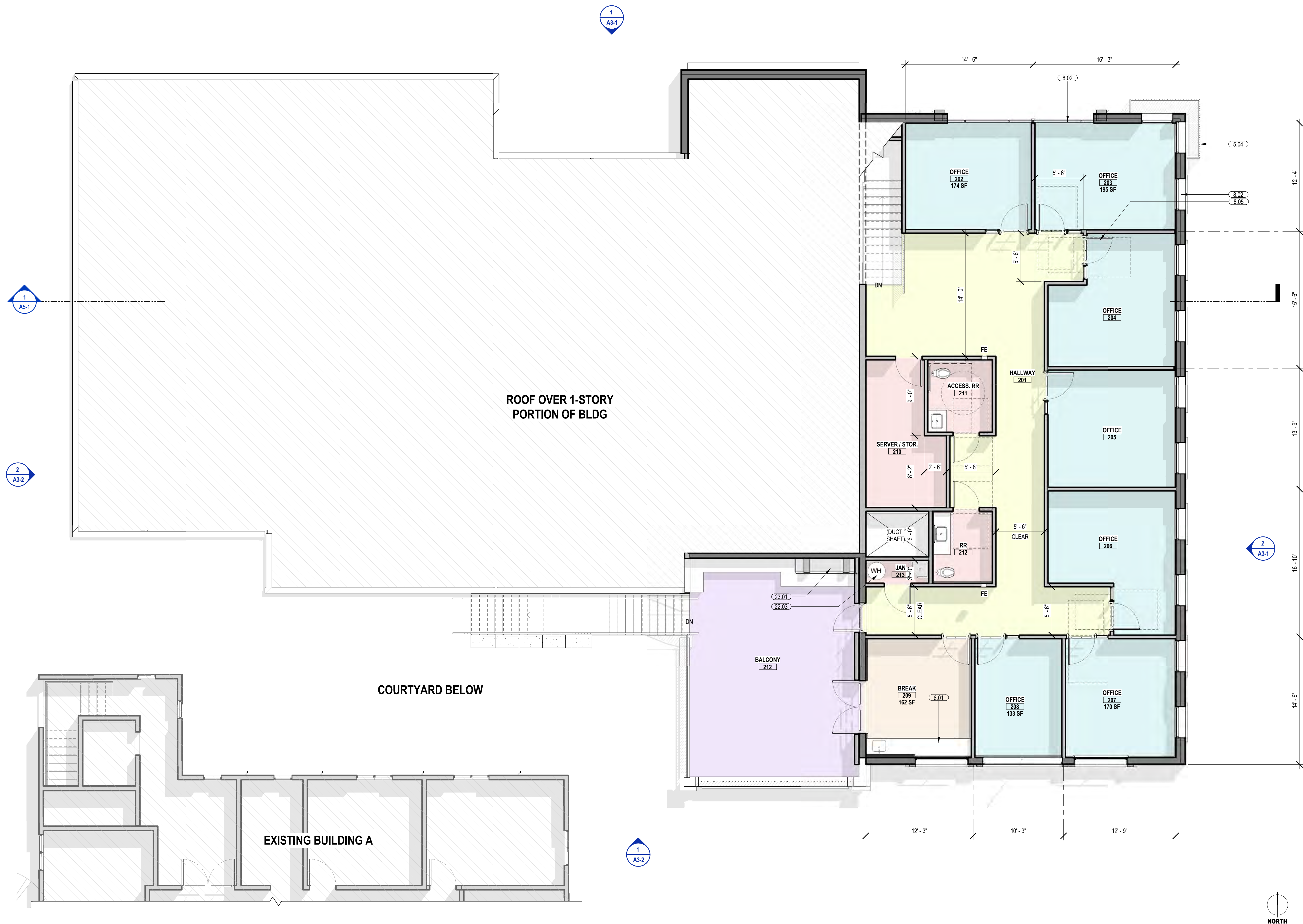
GROUND FLOOR PLAN

A2-1

ARCHITECTURAL KEYNOTES

KEYNOTE REFER TO CSI DIVISIONS AND PROJECT SPECIFICATIONS

- 5.04 JULIETTE STYLE BALCONY WITH DECORATIVE WROUGHT-IRON GUARDRAIL AND BRACKETS
- 6.01 COUNTERTOP WITH UPPER & LOWER CABINETRY, SINK & UNDER-COUNTER REFRIGERATOR
- 8.02 STOREFRONT / WINDOWS WITH DARK BRONZE ANODIZED FRAMING & GREY-TINTED LOW-E GLAZING, TYP.
- 8.05 FRENCH DOOR WITH SIDELITE - TYP. AT ALL OFFICE ENTRIES
- 22.03 JANITOR'S CLOSET WITH MOP SINK & WATER HEATER
- 23.01 OUTDOOR FIREPLACE FEATURE



PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0"

1

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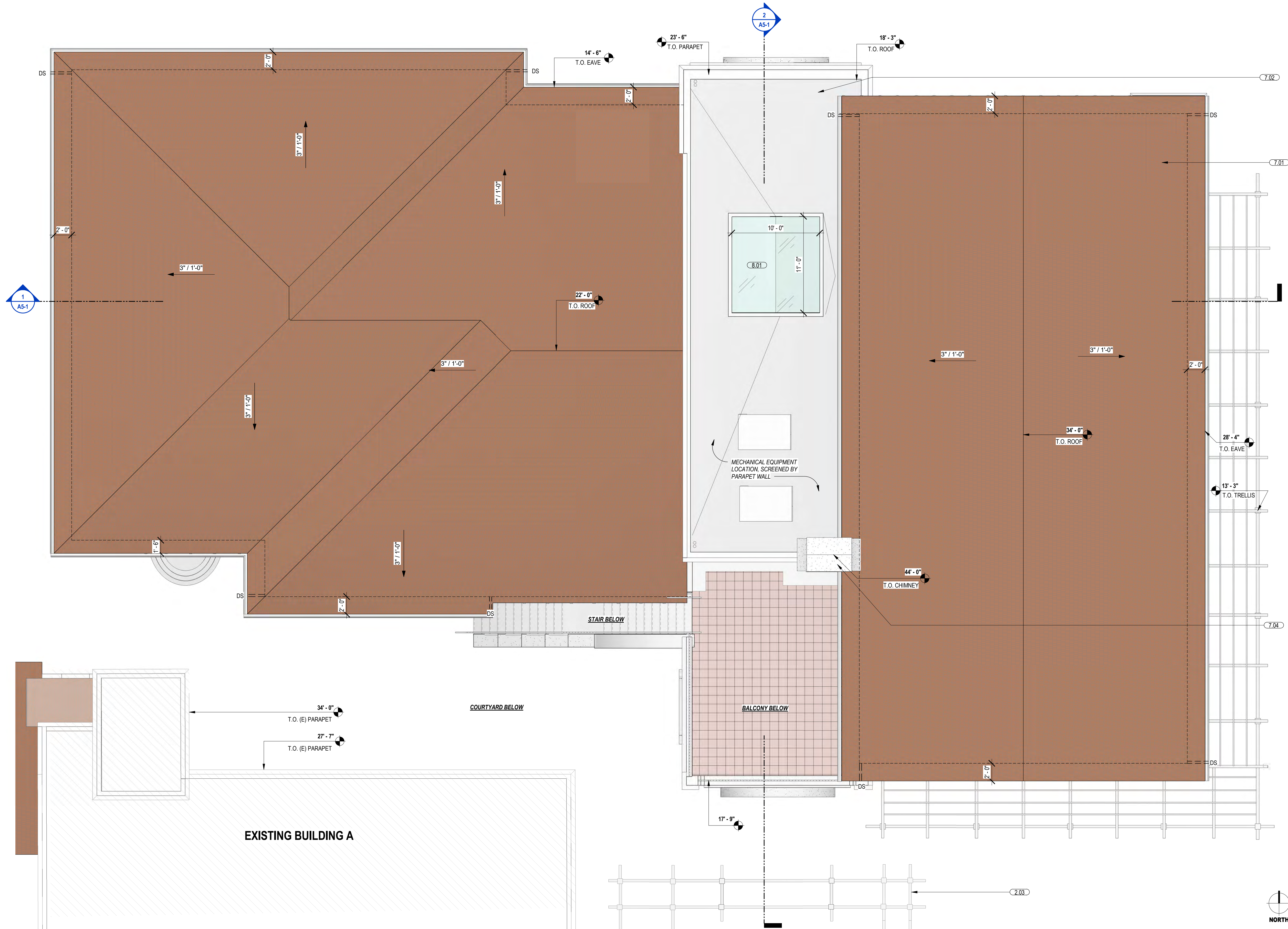
SECOND FLOOR PLAN

A2-2

ARCHITECTURAL KEYNOTES

KEYNOTE REFER TO CSI DIVISIONS AND PROJECT SPECIFICATIONS

- 2.03 EXISTING PERGOLA ELEMENT TO REMAIN - PROTECT IN PLACE
7.01 NEW CLAY TILE ROOFING SYSTEM; TERRA COTTA CLAY, SEMI-CIRCULAR MISSION-STYLE
7.02 NEW SINGLE-PLY ROOFING MEMBRANE SYSTEM - PROVIDE CRICKET & ROOF DRAIN/OVERFLOW LOCATIONS AS SHOWN
7.04 CHIMNEY ELEMENT WITH STUCCO FINISH
8.01 SKYLIGHT OVER LOBBY BELOW



PROPOSED ROOF PLAN

3/16" = 1'-0"

1

ROOF PLAN

A2-3

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OCCUPANT LOAD ANALYSIS (REFERENCE PLANS BELOW)

BUILDING OCCUPANT LOAD CALCULATIONS AND EGRESS SCHEDULE - SECOND FLOOR										
ROOM		OCCUPANT LOAD (PER TABLE 1004.5)				EXITING				
NO.	NAME	SQ. FT.	OCCUPANCY	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	NO. OF OCCUPANTS	ONE EXIT - MAX OCCUPANT LOAD PER OCCUPANCY	MIN. NO. OF EXITS	MINIMUM EXITING DOOR WIDTH (IN INCHES)	PROVIDED EXITING DOOR WIDTH (IN INCHES)
201	HALLWAY	696 SF	B	Business Areas	150	4.6	49	1	0.9	n/a
202	OFFICE	174 SF	B	Business Areas	150	1.2	49	1	0.2	36
203	OFFICE	195 SF	B	Business Areas	150	1.3	49	1	0.3	36
204	OFFICE	194 SF	B	Business Areas	150	1.3	49	1	0.3	36
205	OFFICE	194 SF	B	Business Areas	150	1.3	49	1	0.3	36
206	OFFICE	194 SF	B	Business Areas	150	1.3	49	1	0.3	36
207	OFFICE	170 SF	B	Business Areas	150	1.1	49	1	0.2	36
208	OFFICE	133 SF	B	Business Areas	150	0.9	49	1	0.2	36
209	BREAK	162 SF	B	Assembly (Unconcentrated)	15	10.8	49	1	2.2	36
210	SERVER / STOR.	132 SF	--	(none)						
211	ACCESS. RR	60 SF	--	(none)						
212	BALCONY	452 SF	A3	Assembly (Unconcentrated)	15	30.1	49	1	6.0	n/a
212	RR	56 SF	--	(none)						
213	JAN	18 SF	--	(none)						
2,486 SF (GROSS)		54.0								

BUILDING OCCUPANT LOAD CALCULATIONS AND EGRESS SCHEDULE - GROUND FLOOR										
ROOM		OCCUPANT LOAD (PER TABLE 1004.5)				EXITING				
NO.	NAME	SQ. FT.	OCCUPANCY	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	NO. OF OCCUPANTS	ONE EXIT - MAX OCCUPANT LOAD PER OCCUPANCY	MIN. NO. OF EXITS	MINIMUM EXITING DOOR WIDTH (IN INCHES)	PROVIDED EXITING DOOR WIDTH (IN INCHES)
101	HALLWAY	1,535 SF	B	Business Areas	150	10.2	49	1	2.0	180
102	MEETING ROOM	1,308 SF	A3	Assembly (Concentrated)	7	186.9	49	2	37.4	372
103	STORAGE	165 SF	S1	Storage and Stock Rooms	300	0.5	49	1	0.1	36
104	BREAK ROOM	1,093 SF	B	Assembly (Unconcentrated)	15	72.9	49	2	14.6	36
105	CLOSET	45 SF	-	(none)	0		49	1		36
106	OFFICE	139 SF	B	Business Areas	150	0.9	49	1	0.2	36
107	OFFICE	142 SF	B	Business Areas	150	0.9	49	1	0.2	36
108	STUDIO / STAGE	1,909 SF	B	Business Areas	150	12.7	49	1	2.5	36
109	GREEN ROOM	210 SF	B	Business Areas	150	1.4	49	1	0.3	36
110	RR	71 SF	--	(none)	0					
111	CONTROL ROOM & STORAGE	249 SF	B	Business Areas	150	1.7	49	1	0.3	72
112	ELECTRICAL	87 SF	--	(none)	0					
113	FR	26 SF	--	(none)	0					
114	WOMEN	289 SF	--	(none)	0					
115	JAN	17 SF	--	(none)	0					
116	MEN	200 SF	--	(none)	0					
8,103 SF (GROSS)		288.2								

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE: VB, FULLY SPRINKLERED NFPA 13
OCCUPANCY CLASSIFICATION: A3, B, S1 NON-SEPARATED

	ALLOWABLE	ACTUAL
HEIGHT PER CBC TABLE 504.3 *USE A OCCUPANCY, MOST RESTRICTIVE	60'-0" *	34'-0"
STORIES PER CBC TABLE 504.4 *USE A OCCUPANCY, MOST RESTRICTIVE	2 *	2
AREA PER CBC TABLE 506.2 *USE A OCCUPANCY, MOST RESTRICTIVE	18,000 SF * 18,000 SF * 36,000 SF *	8,103 SF (1ST FLR) 2,486 SF (2ND FLR) 10,589 SF (TOTAL)

PLUMBING CODE ANALYSIS

TOTAL AREA "A3" = 1,308 SF / 15 OLF = 87.2
TOTAL AREA "B" (EXCLUDING HALLWAYS) = 5158 / 150 OLF = 34.4
TOTAL = 121.6 / 2 = 61 MEN, 61 WOMEN

	REQUIRED PER 2022 CPC TABLE 422.1 TYPE OF OCC. = A3		PROVIDED	
	MEN	WOMEN	MEN	WOMEN
WATER CLOSETS	1	3	2	6
LAVATORIES	1	1	3	4
URINALS	1		2	
DRINKING FOUNTAIN	1 HI-LO		1 HI-LO	

FIRE & LIFE SAFETY LEGEND

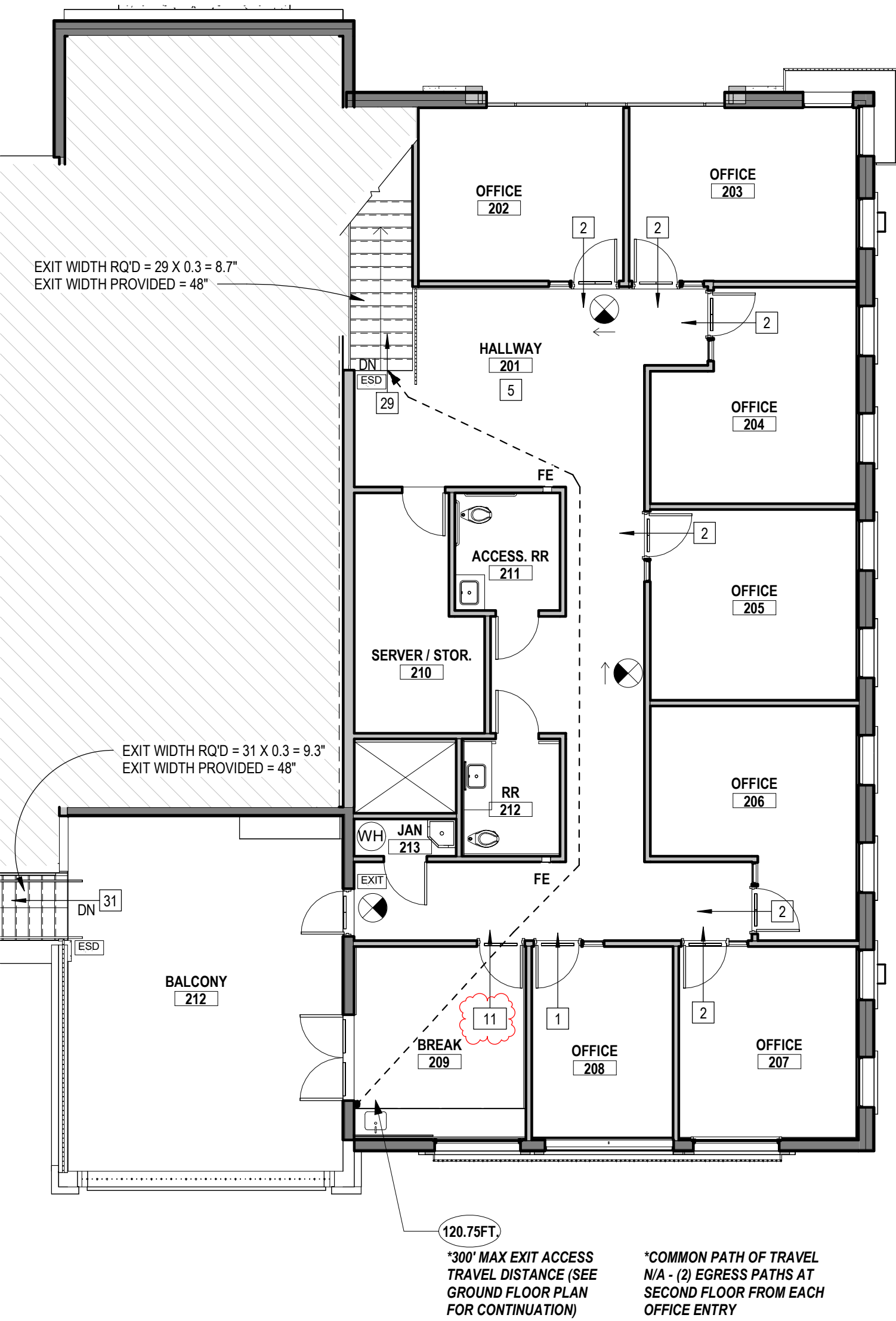
- INTERNATIONAL SYMBOL OF ACCESSIBILITY AT BUILDING ENTRANCE
- EXIT: TACTILE EXIT / EXIT ROUTE SIGN
- ESD: TACTILE EXIT STAIR DOWN SIGN
- PANIC: INDICATES PANIC HARDWARE AT DOOR
- OCC: MAX OCCUPANCY SIGN
- ALS: ASSISTIVE LISTENING SYSTEM SIGN
- EXIT SIGN - CEILING / WALL MOUNTED
- 10: NUMBER OF OCCUPANTS EXITING SPACE
- PATH OF EGRESS
- 49.5FT.: TRAVEL DISTANCE TO EXIT
MAXIMUM COMMON PATH @ SECOND STORY = 75'
(TABLE 1006.3.3 (2), B OCCUPANCY <30 SPRINKLERED)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE @ SECOND STORY = 300'
(TABLE 1017.2, B OCCUPANCY, SPRINKLERED)
- FE: WALL-MOUNTED FIRE-EXTINGUISHER, RATED 2-A/10B/C

FIRE EXTINGUISHER, EMERGENCY LIGHTING & SIGNAGE NOTES:

- FIRE EXTINGUISHERS SHALL BE LOCATED AS SHOWN IN PLANS. AT A MINIMUM - ALL FINAL LOCATIONS TO BE DETERMINED BY FIRE DEPARTMENT INSPECTOR.
 - EXITS: EXIT ACCESS DOORS AND PATHS OF EGRESS TRAVEL THAT IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (NOTE: ADDITIONAL EXITS SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION.) EXIT ACCESS SHALL NOT PASS THROUGH A ROOM WHICH CAN BE LOCKED TO PREVENT EGRESS.
 - EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3).
 - ELECTRICALLY POWERED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924. (CBC SECTION 1013.5.)
 - EMERGENCY POWER SUPPLY TO ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.
 - IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE AISLES, LOBBY, CORRIDOR AND EXTERIOR DOOR LANDING. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. INITIAL ILLUMINATION AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM 0.1 FOOT-CANDLE AT FLOOR LEVEL. (CBC 1008.3.4).
 - ALL TACTILE SIGNAGE SHALL BE MOUNTED AT LATCH SIDE OF DOOR.
- ASSISTIVE LISTENING SYSTEM NOTES:**
- PROVIDE ASSISTIVE LISTENING SYSTEM AT ASSEMBLY AREAS IN ACCORDANCE WITH CBC SECTION 11B-219 AND 11B-706.
 - TOTAL NUMBER OF RECEIVERS SHALL BE EQUAL TO 4% TOTAL NUMBER OF SEATS, BUT NO LESS THAN 2
 - 25% OF MINIMUM RECEIVERS PROVIDED, BUT NO LESS THAN TWO, SHALL BE HEARING-AID COMPATIBLE PER 11B-219.3
 - AREAS WITH SYSTEM SHALL BE WITHIN 50' VIEWING DISTANCE OF STAGE OR PLAYING AREA AND HAVE COMPLETE VIEW OF STAGE OR PLAYING AREA, WHERE APPLICABLE. RECEIVERS REQUIRED FOR USE WITH AN ASSISTIVE LISTENING SYSTEM SHALL INCLUDE 1/8" STANDARD MONO JACK
 - RECEIVERS REQUIRED TO BE HEARING-AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECKLOOPS
 - ASSISTIVE LISTENING SYSTEMS SHALL BE CAPABLE OF PROVIDING A SOUND PRESSURE LEVEL OF 110 dB MINIMUM AND 118 dB MAXIMUM WITH A DYNAMIC RANGE ON THE VOLUME CONTROL OF 50 dB.
 - THE SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEMS SHALL BE 18dB MINIMUM
 - PEAK CLIPPING SHALL NOT EXCEED 18 dB OF CLIPPING RELATIVE TO PEAKS OF SPEECH

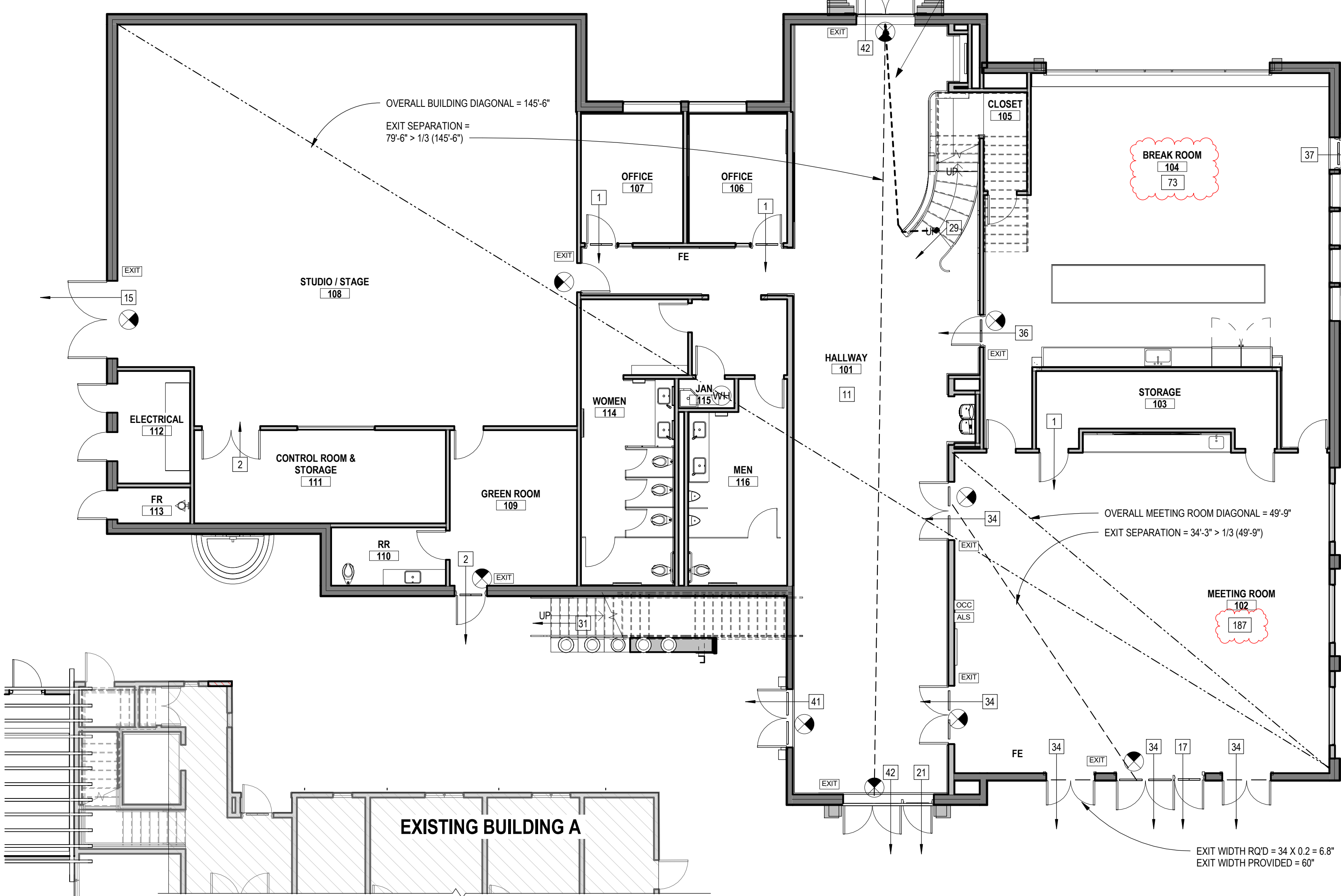
BUILDING CODE ANALYSIS PLANS

A2-4



SECOND FLOOR EGRESS PLAN

1/8" = 1'-0"



GROUND FLOOR EGRESS PLAN

1/8" = 1'-0"

ARCHITECT:
ELEMENTS ARCHITECTURE

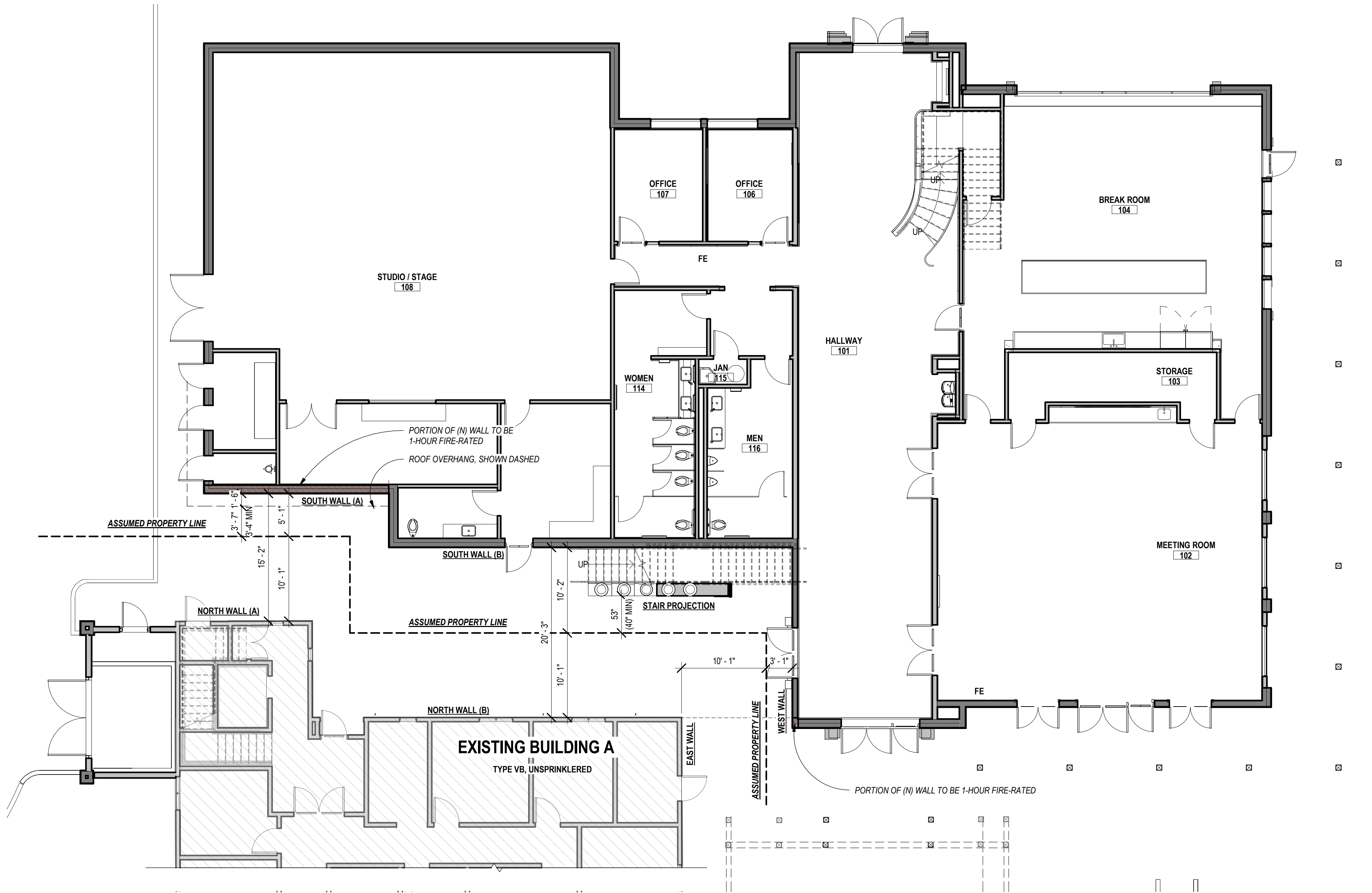
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8081 MOODY STREET
LA PALMA, CA 90623
Tel. 800-229-2343
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PROJECT / LOCATION:

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FIRE CODE ANALYSIS (REFERENCE PLANS FOR PROPERTY LINE LOCATION)

		EXISTING BUILDING A	PROPOSED BUILDING C
FIRE-RESISTANCE RATING FOR EXTERIOR WALLS PER CBC TABLE 705.5	REQUIRED	NORTH WALL (A), NORTH WALL (B), EAST WALL FIRE RESISTANCE RATING FOR EXTERIOR WALL = 0 (FIRE SEPARATION DISTANCE = 10' < OR EQUAL TO X < OR EQUAL TO 30' CONSTRUCTION TYPE = VB OCCUPANCY = B)	SOUTH WALL (A) FIRE RESISTANCE RATING FOR EXTERIOR WALL = 1 (FIRE SEPARATION DISTANCE = 5' < OR EQUAL TO X < OR EQUAL TO 30' CONSTRUCTION TYPE = VB OCCUPANCY = A) SOUTH WALL (B) (FIRE RESISTANCE RATING FOR EXTERIOR WALL = 0 FIRE SEPARATION DISTANCE = 10' < OR EQUAL TO X < OR EQUAL TO 30' CONSTRUCTION TYPE = VB OCCUPANCY = B) WEST WALL FIRE RESISTANCE RATING FOR EXTERIOR WALL = 1 (FIRE SEPARATION DISTANCE = <5' CONSTRUCTION TYPE = VB OCCUPANCY = A)
	PROVIDED	0	1 @ SOUTH WALL (A) & WEST WALL, 0 @ SOUTH WALL (B)
PROJECTIONS PER CBC TABLE 705.2	REQUIRED	NORTH WALL (A), NORTH WALL (B), EAST WALL MINIMUM DISTANCE OF PROJECTION = 40 INCHES (FIRE SEPARATION DISTANCE = 5' OR GREATER)	SOUTH WALL (A), SOUTH WALL (B) MINIMUM DISTANCE OF PROJECTION = 40 INCHES (FIRE SEPARATION DISTANCE = 5' OR GREATER) WEST WALL MINIMUM DISTANCE OF PROJECTION = 24" (2/3 X 37") (FIRE SEPARATION DISTANCE = 3-5)
	PROVIDED	PROJECTION DISTANCE = N/A, NO PROJECTIONS	PROJECTION DISTANCE = 40" MIN. @ SOUTH WALL, NO PROJECTIONS AT WEST WALL
OPENINGS PER CBC TABLE 705.8	REQUIRED	NORTH WALL (A), NORTH WALL (B), EAST WALL MAXIMUM AREA OF EXTERIOR WALL OPENINGS = 15% (FIRE SEPARATION DISTANCE = 10' - <15', UNPROTECTED, NONSPRINKLERED)	SOUTH WALL (A) MAXIMUM AREA OF EXTERIOR WALL OPENINGS = 25% FIRE SEPARATION DISTANCE = 5' - <10', UNPROTECTED, SPRINKLERED SOUTH WALL (B) MAXIMUM AREA OF EXTERIOR WALL OPENINGS = 45% FIRE SEPARATION DISTANCE = 10' - <15', UNPROTECTED, SPRINKLERED WEST WALL MAXIMUM AREA OF EXTERIOR WALL OPENINGS = 15% FIRE SEPARATION DISTANCE = 3' - <5', UNPROTECTED, SPRINKLERED
	PROVIDED	0% @ NORTH WALL (A), 10.4% @ NORTH WALL (B), 0% (EAST WALL)	0% @ SOUTH WALL (A), 4.2% @ SOUTH WALL (B), 0% (WEST WALL)



FIRE CODE ANALYSIS PLAN

1/8" = 1'-0"

1

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FIRE CODE ANALYSIS PLAN

A2-5



PROPOSED NORTH ELEVATION ①
3/16" = 1'-0"

ARCHITECTURAL KEYNOTES

KEYNOTE REFER TO CSI DIVISIONS AND PROJECT SPECIFICATIONS

- 2.03 EXISTING PERGOLA ELEMENT TO REMAIN - PROTECT IN PLACE
- 5.04 'JULIETTE' STYLE BALCONY WITH DECORATIVE WROUGHT-IRON GUARDRAIL AND BRACKETS
- 6.03 WOOD LINTEL AT TOP & SIDES OF STOREFRONT WITH STAINED WOOD FINISH
- 6.06 WALL-MOUNTED TRELLIS STRUCTURE WITH PAINTED WOOD COLUMNS & BEAMS AND VINE COVER
- 7.01 NEW CLAY TILE ROOFING SYSTEM; TERRA COTTA CLAY, SEMI-CIRCULAR MISSION-STYLE
- 7.05 GABLE VENT WITH TERRACOTTA PIPING
- 8.02 STOREFRONT / WINDOWS WITH DARK BRONZE ANODIZED FRAMING & GREY-TINTED LOW-E GLAZING, TYP.
- 8.03 ENTRY DOORS WITH WOOD VENEER FINISH & GREY-TINTED LOW-E GLAZING
- 9.01 INTEGRAL COLOR STUCCO FINISH, TYP.; OMEGA - SANTA BARBARA FINISH - SNOW COLOR
- 9.02 PLANTER WALLS WITH INTEGRAL COLOR STUCCO FINISH, TYP.; OMEGA - SANTA BARBARA FINISH - SNOW COLOR
- 9.03 DECORATIVE ARCH ENTRY ELEMENT WITH PLASTER FINISH & TERRACOTTA TILE AT INSET



PROPOSED EAST ELEVATION ②
3/16" = 1'-0"

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LA PALMA, CA 90623
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PROPOSED ELEVATIONS

A3-1



PROPOSED SOUTH ELEVATION

1

3/16" = 1'-0"



PROPOSED WEST ELEVATION

2

3/16" = 1'-0"

ARCHITECTURAL KEYNOTES

KEYNOTE REFER TO CSI DIVISIONS AND PROJECT SPECIFICATIONS

- 4.01 STEPPED PLANTER WALL ADJACENT TO STAIR
- 5.06 STAIR WITH HANDRAIL BOTH SIDES & DECORATIVE WROUGHT-IRON GUARDRAIL
- 6.03 WOOD LINTEL AT TOP & SIDES OF STOREFRONT WITH STAINED WOOD FINISH
- 6.06 WALL-MOUNTED TRELLIS STRUCTURE WITH PAINTED WOOD COLUMNS & BEAMS AND VINE COVER
- 7.01 NEW CLAY TILE ROOFING SYSTEM, TERRA COTTA CLAY, SEMI-CIRCULAR MISSION-STYLE
- 7.05 GABLE VENT WITH TERRACOTTA PIPING
- 8.02 STOREFRONT / WINDOWS WITH DARK BRONZE ANODIZED FRAMING & GREY-TINTED LOW-E GLAZING, TYP.
- 8.03 ENTRY DOORS WITH WOOD VENEER FINISH & GREY-TINTED LOW-E GLAZING
- 9.01 INTEGRAL COLOR STUCCO FINISH, TYP.; OMEGA - SANTA BARBARA FINISH - SNOW COLOR
- 9.03 DECORATIVE ARCH ENTRY ELEMENT WITH PLASTER FINISH & TERRACOTTA TILE AT INSET
- 26.02

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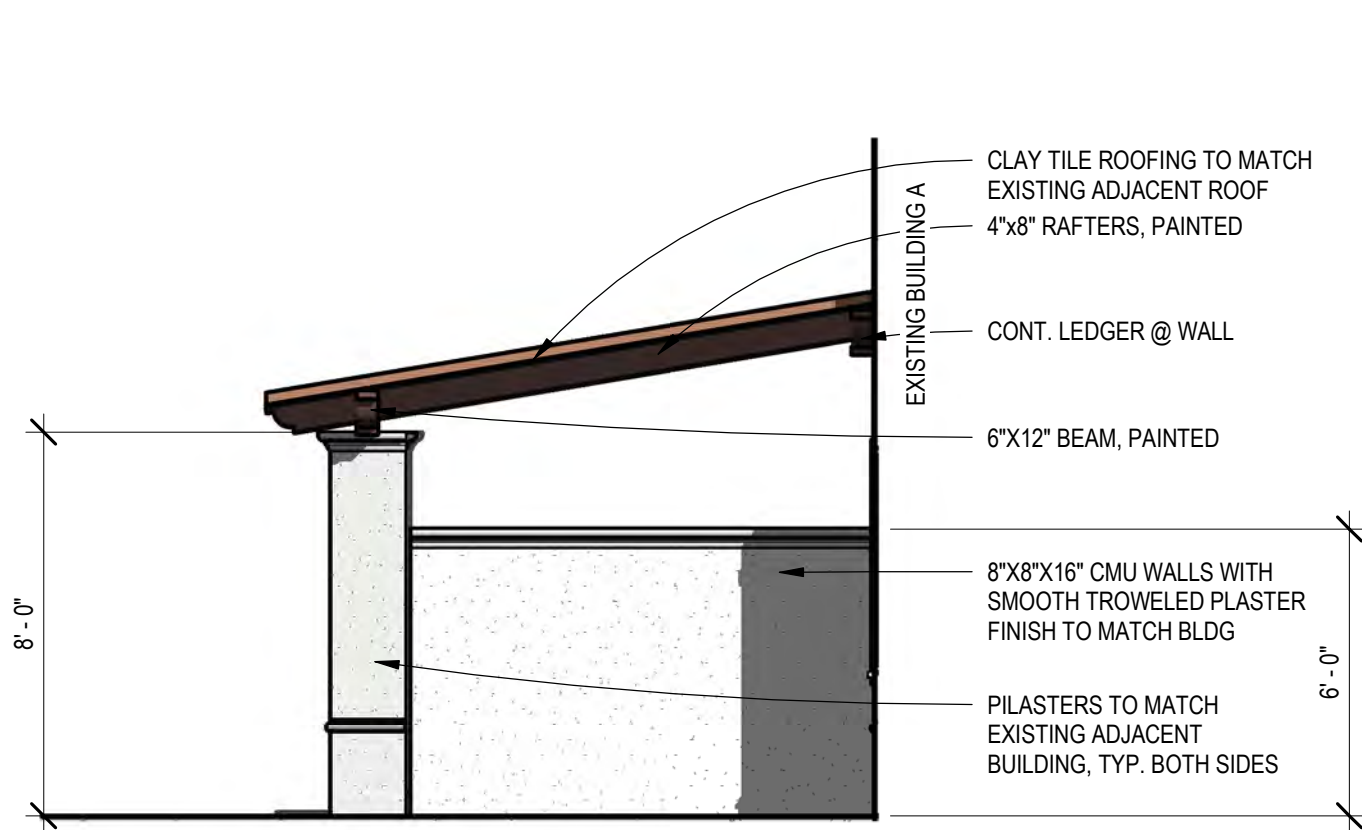
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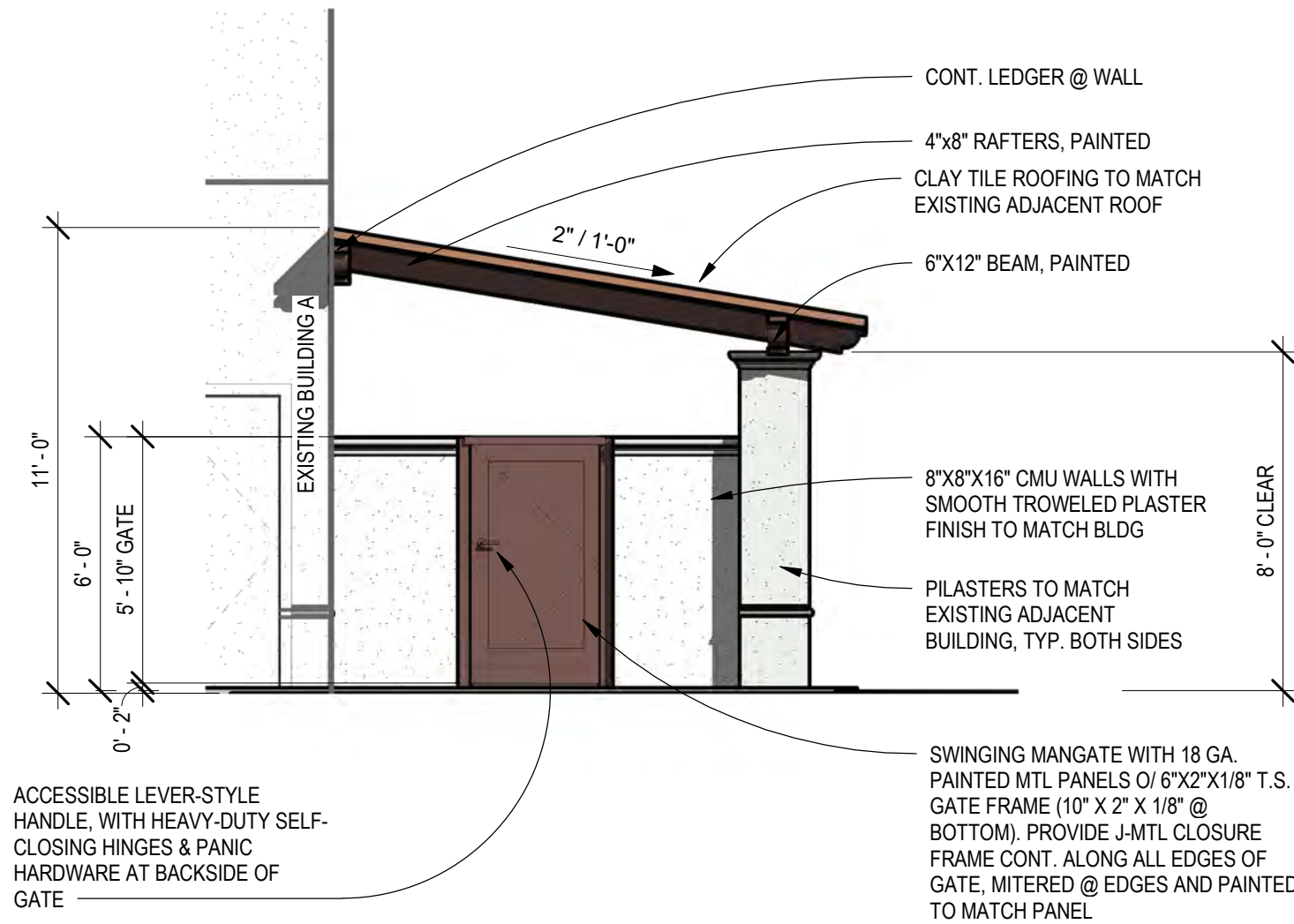
PROPOSED ELEVATIONS

A3-2

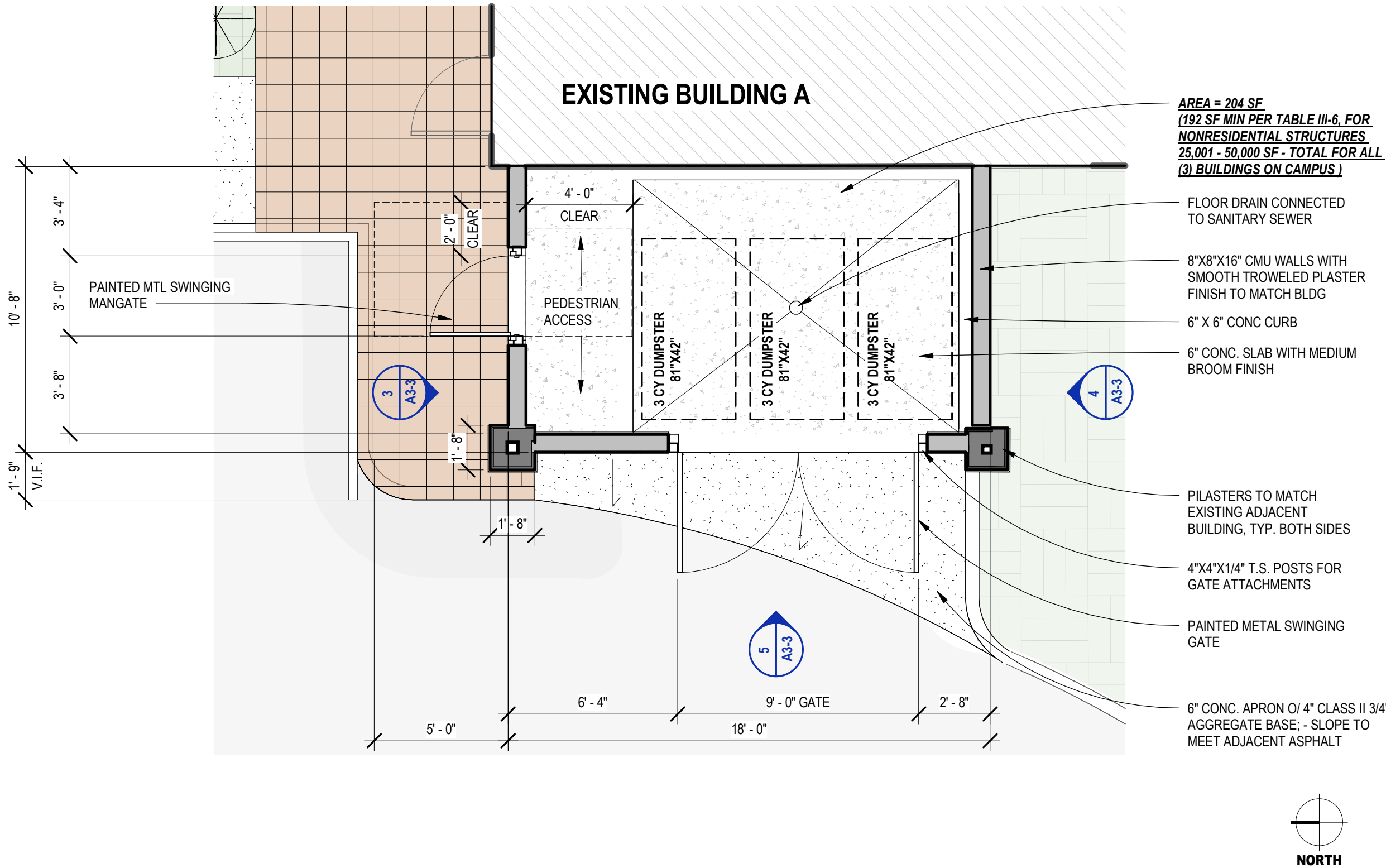
NOTE: ENCLOSURE SHALL COMPLY
WITH ALL REQUIREMENTS OF
MUNICIPAL CODE SEC. 44-274



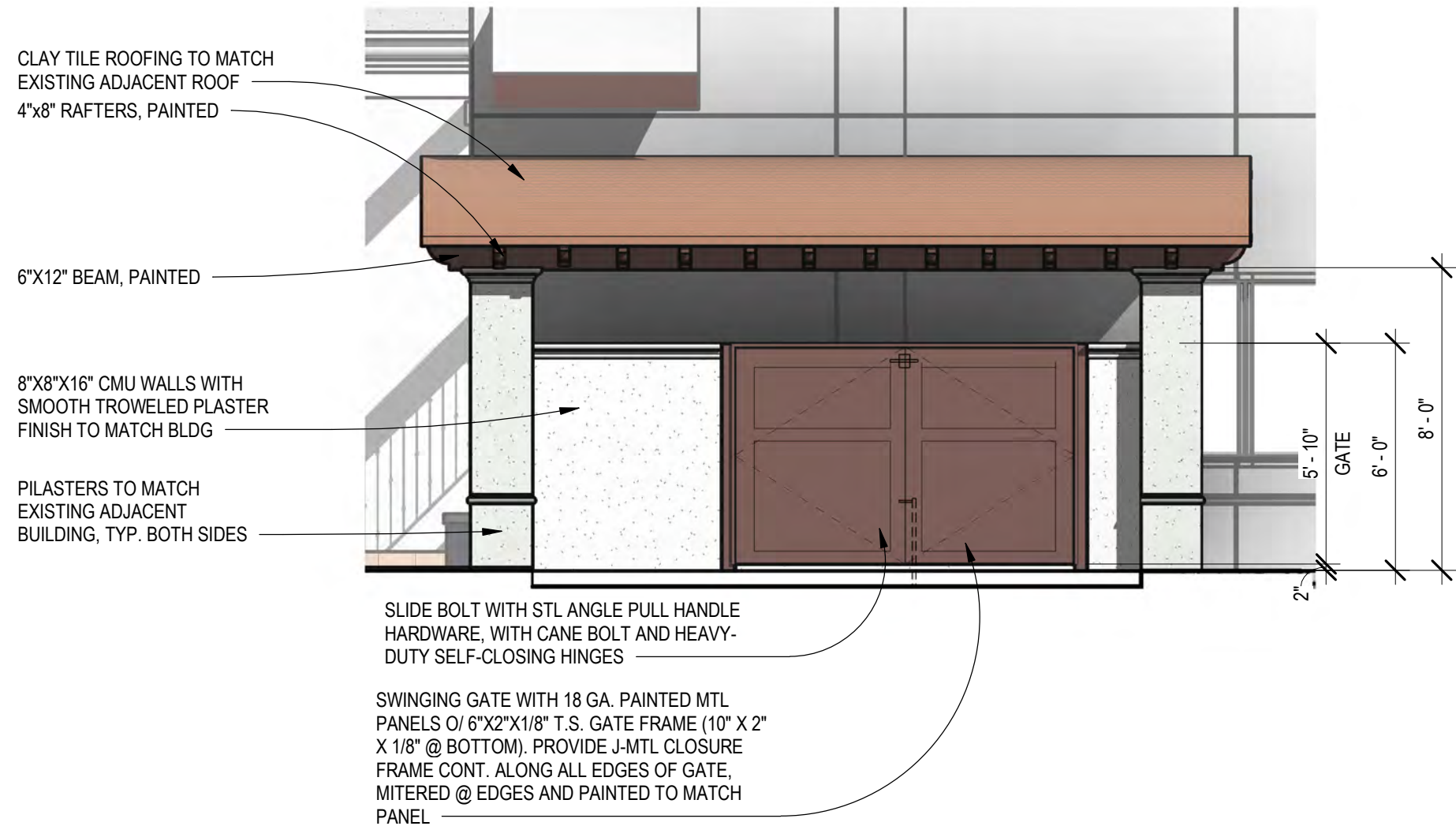
TRASH ENCLOSURE SOUTH ELEVATION ④
1/4" = 1'-0"



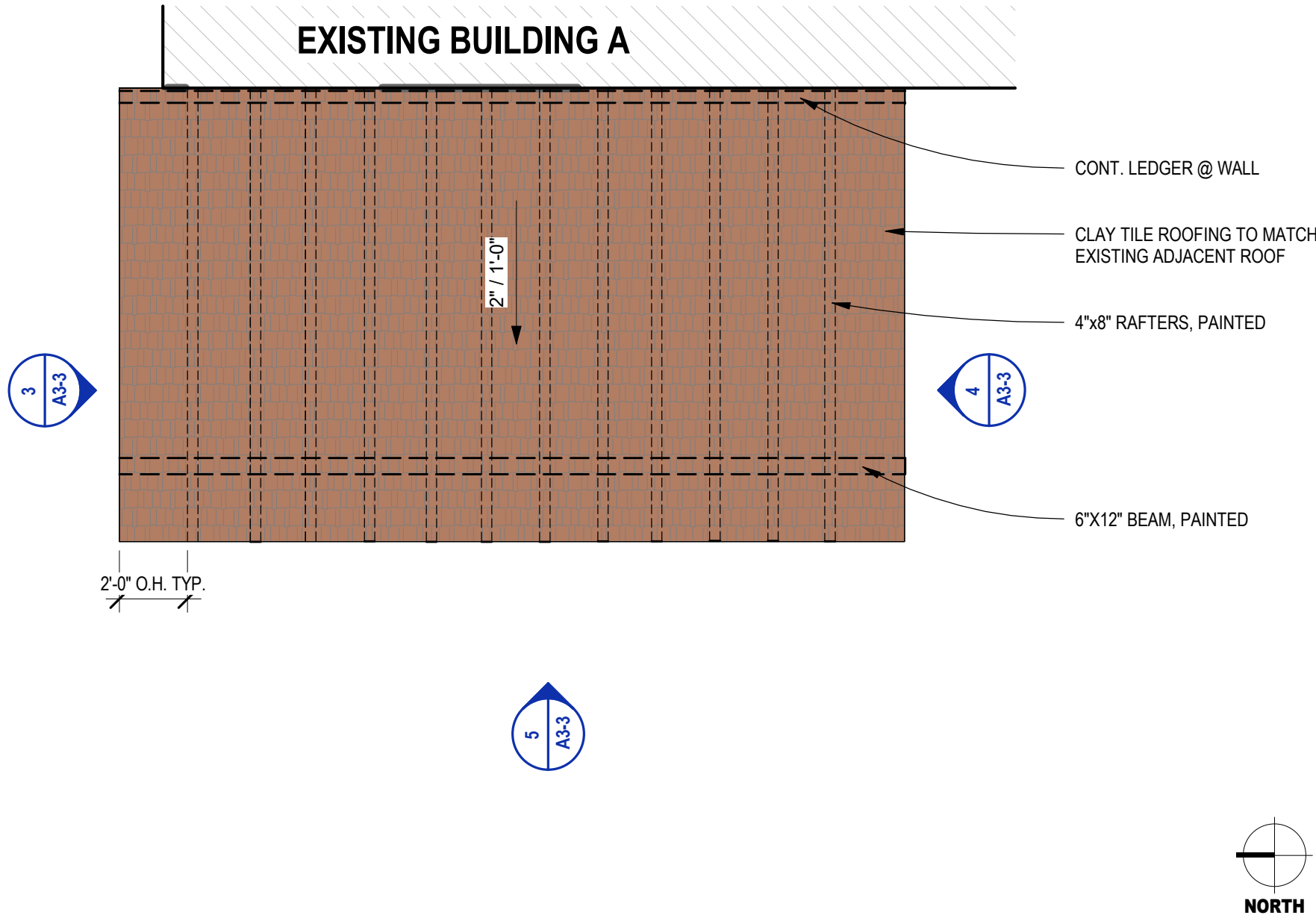
TRASH ENCLOSURE NORTH ELEVATION ③
1/4" = 1'-0"



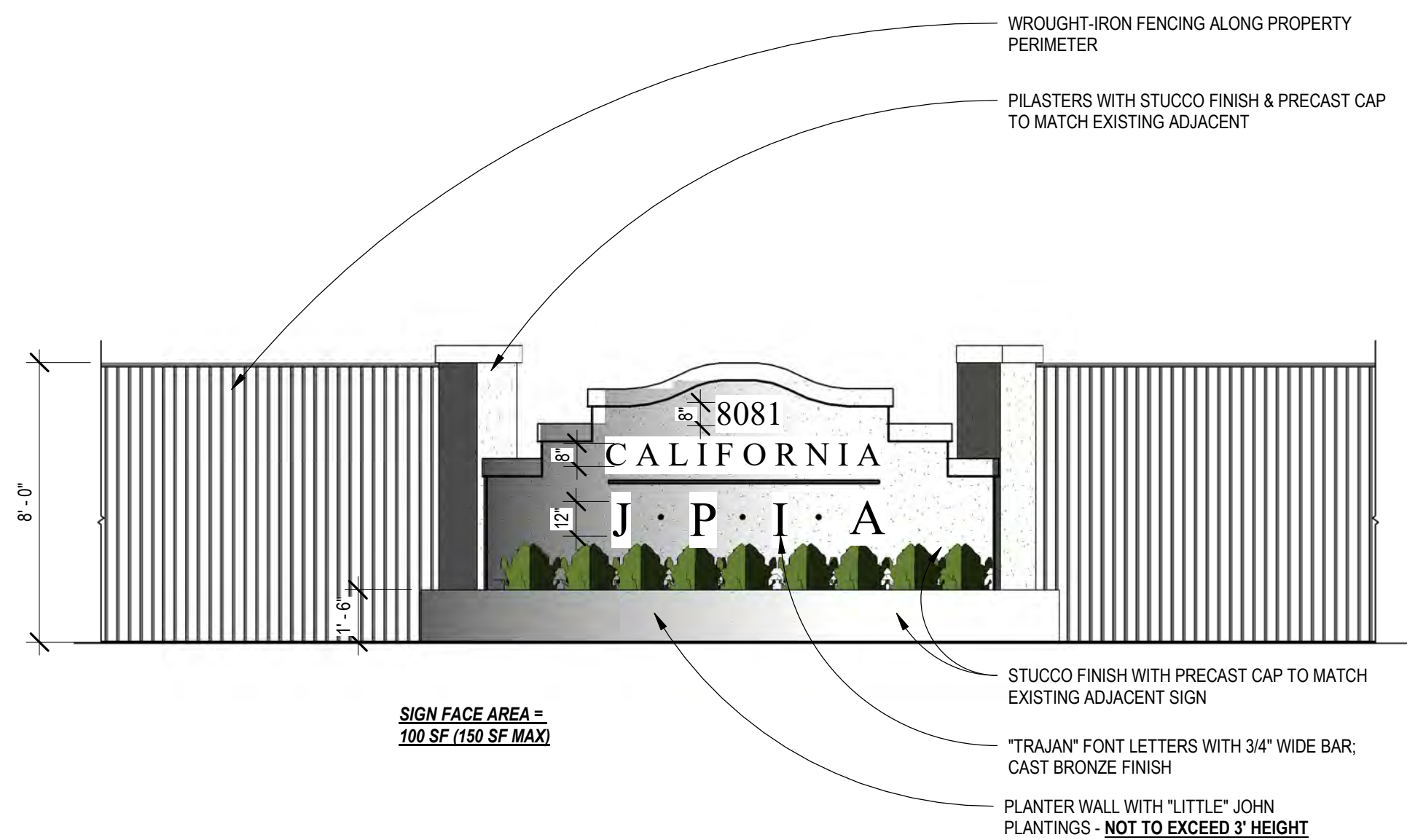
ENLARGED SITE PLAN @ TRASH ENCLOSURE ①
1/4" = 1'-0"



TRASH ENCLOSURE WEST ELEVATION ⑤
1/4" = 1'-0"



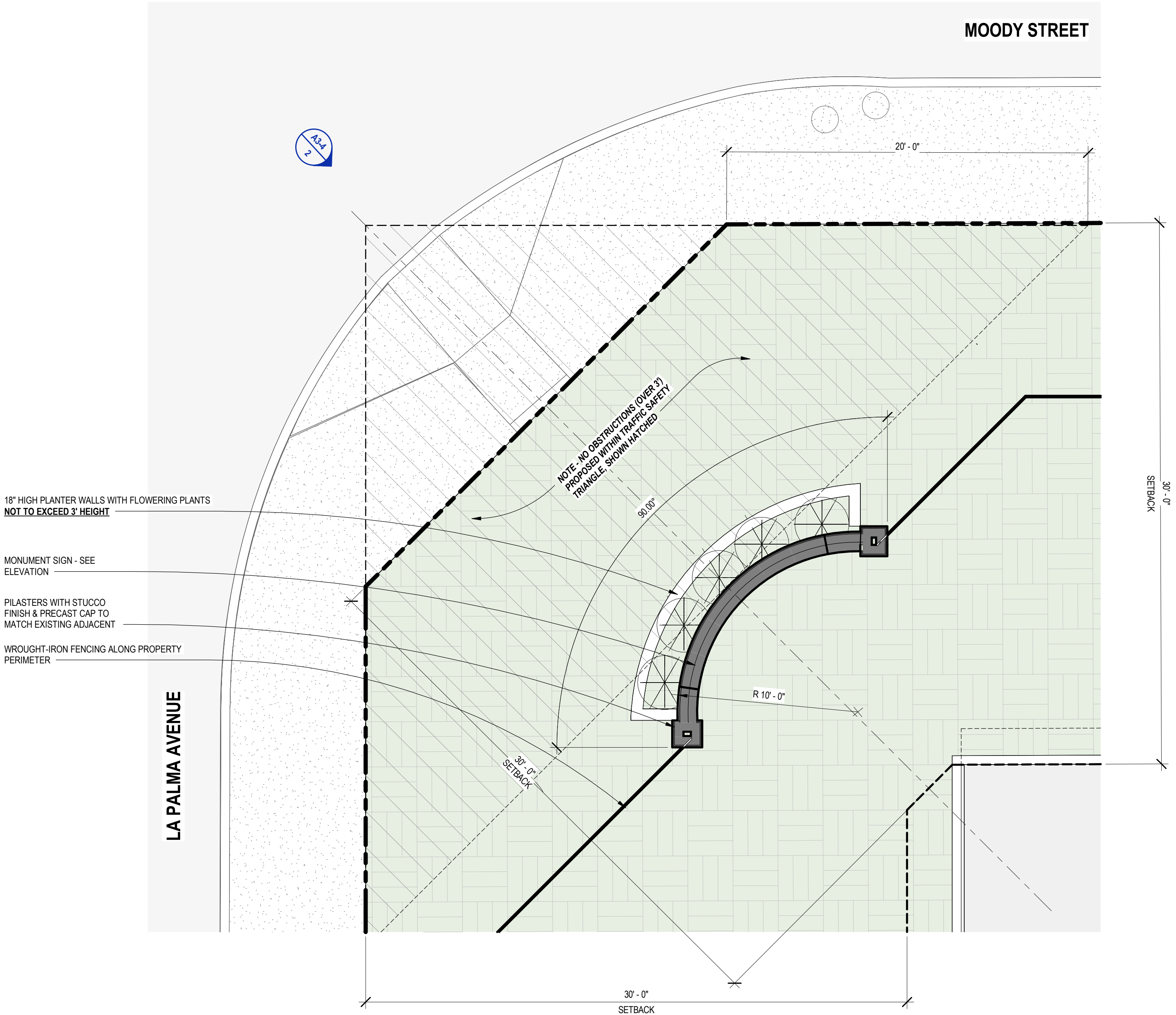
TRASH ENCLOSURE ROOF PLAN ②
1/4" = 1'-0"



MONUMENT SIGN ELEVATION 2



EXISTING MONUMENT SIGN, FOR REFERENCE



ENLARGED SITE PLAN AT MONUMENT SIGN 1

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8081 MOODY STREET
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MONUMENT SIGN PLAN & ELEVATION

A3-4



CLAY TILE ROOFING

TERRA COTTA CLAY, SEMI-CIRCULAR MISSION-STYLE



STUCCO

OMEGA - SANTA BARBARA FINISH - SNOW COLOR

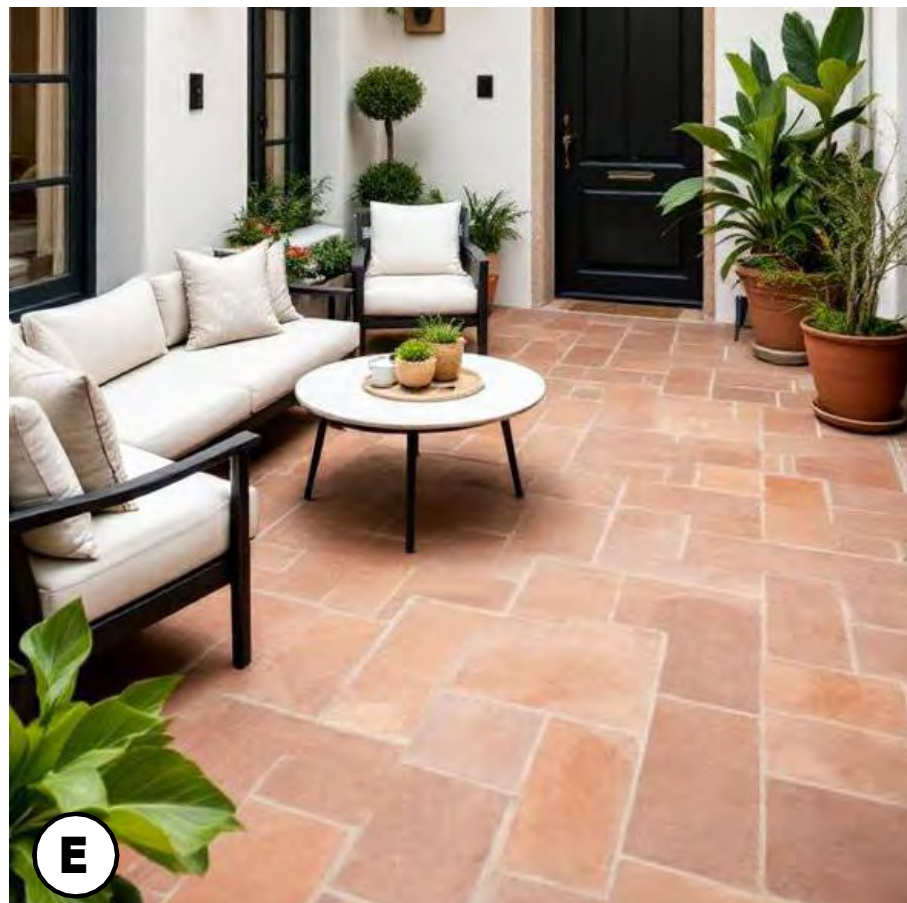


STOREFRONT

DARK BRONZE ANODIZED FINISH - GREY TINTED LOW-E GLAZING
WOOD VENEER AT MAIN ENTRY DOORS



DECORATIVE WROUGHT-IRON RAILING



STAMPED CONCRETE & SALTILLO TILE



PATTERNED TILE ACCENTS

PORCELANOSA - DECO HANOVER; MISC.



WOOD TRELLIS WITH VINES

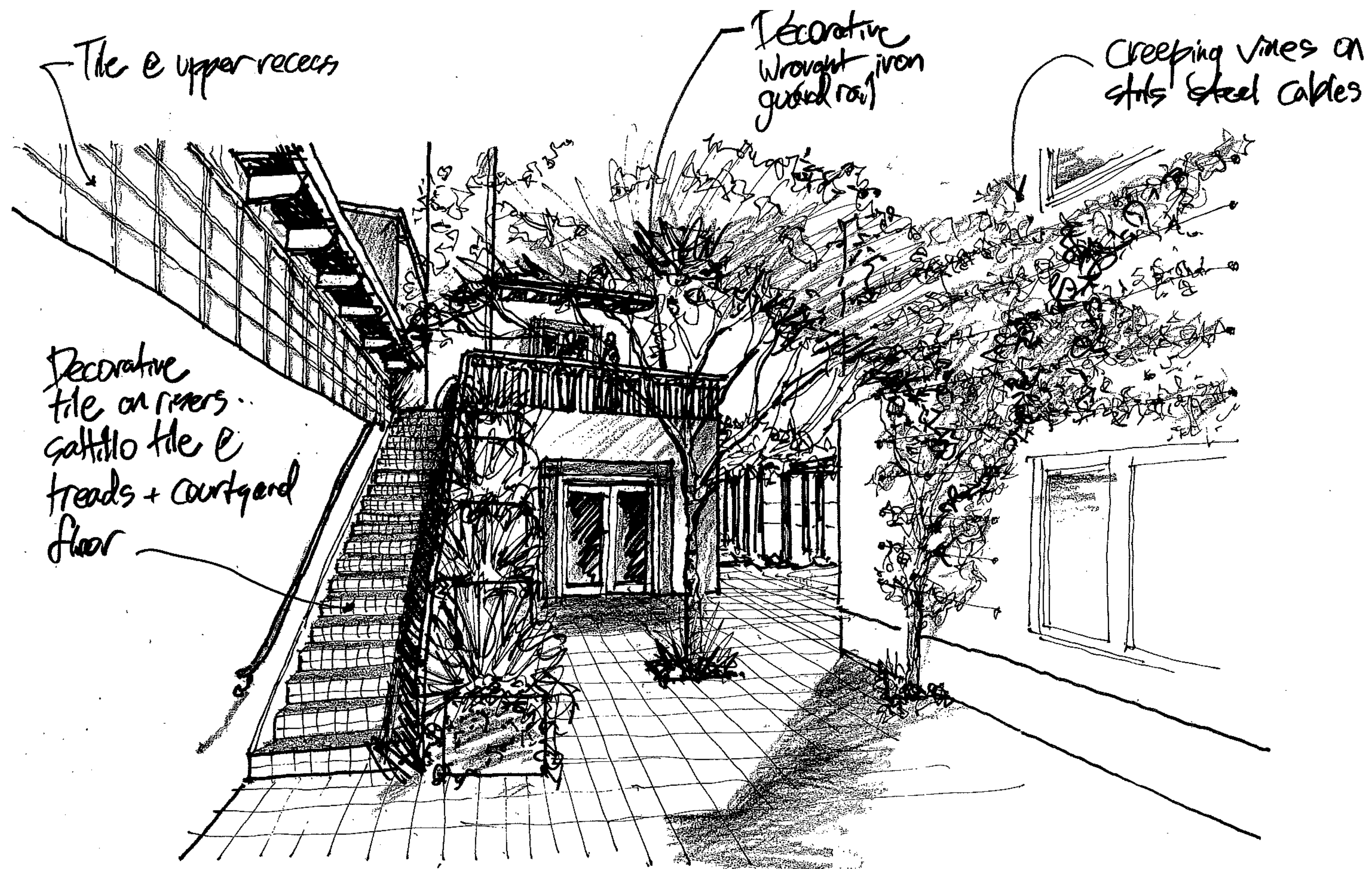
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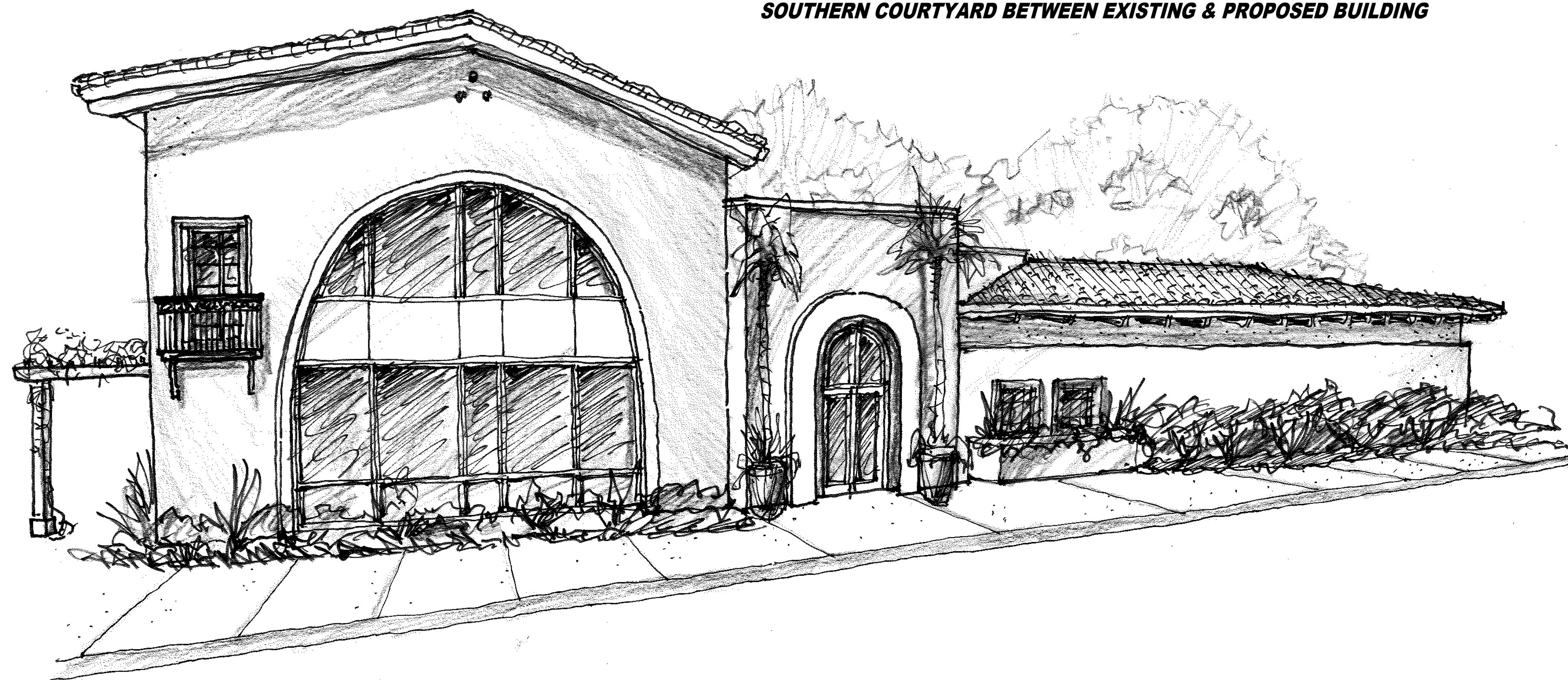
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DIGITAL MATERIAL BOARD

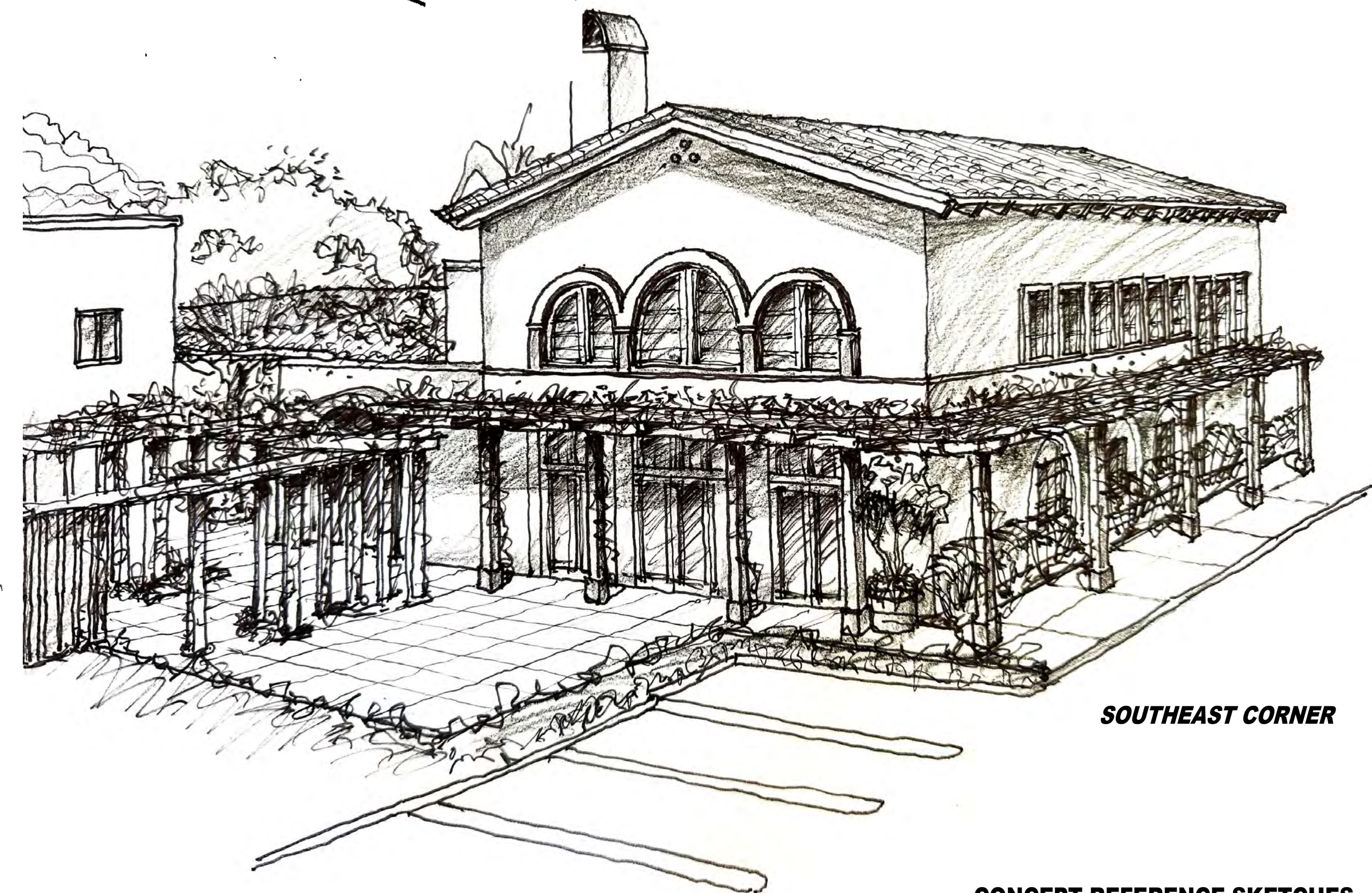
A4-1



SOUTHERN COURTYARD BETWEEN EXISTING & PROPOSED BUILDING



NORTHEAST CORNER



SOUTHEAST CORNER

CONCEPT REFERENCE SKETCHES

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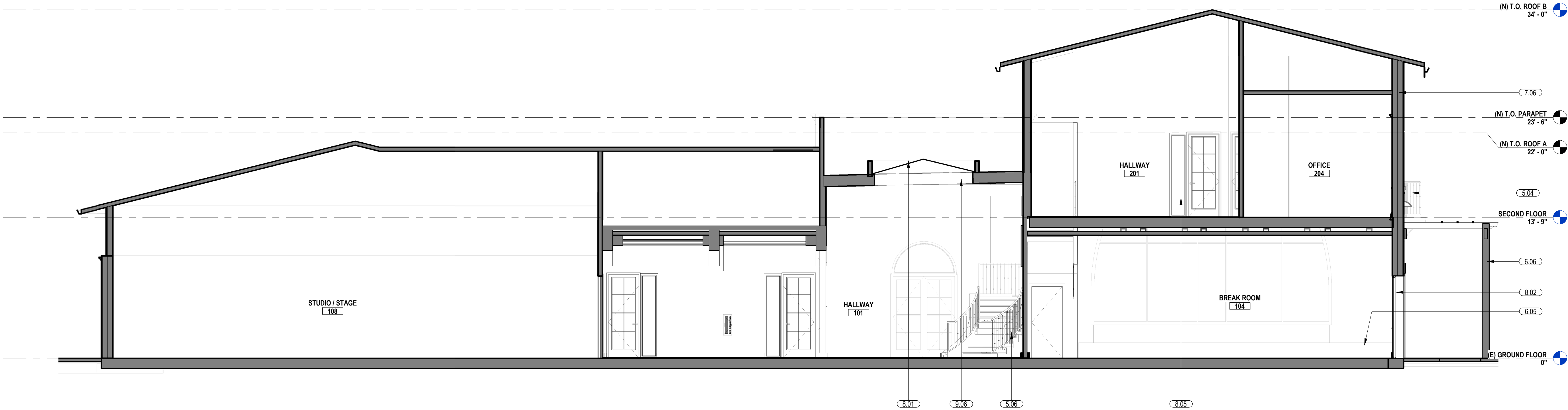
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A4-2

ARCHITECTURAL KEYNOTES

KEYNOTE REFER TO CSI DIVISIONS AND PROJECT SPECIFICATIONS

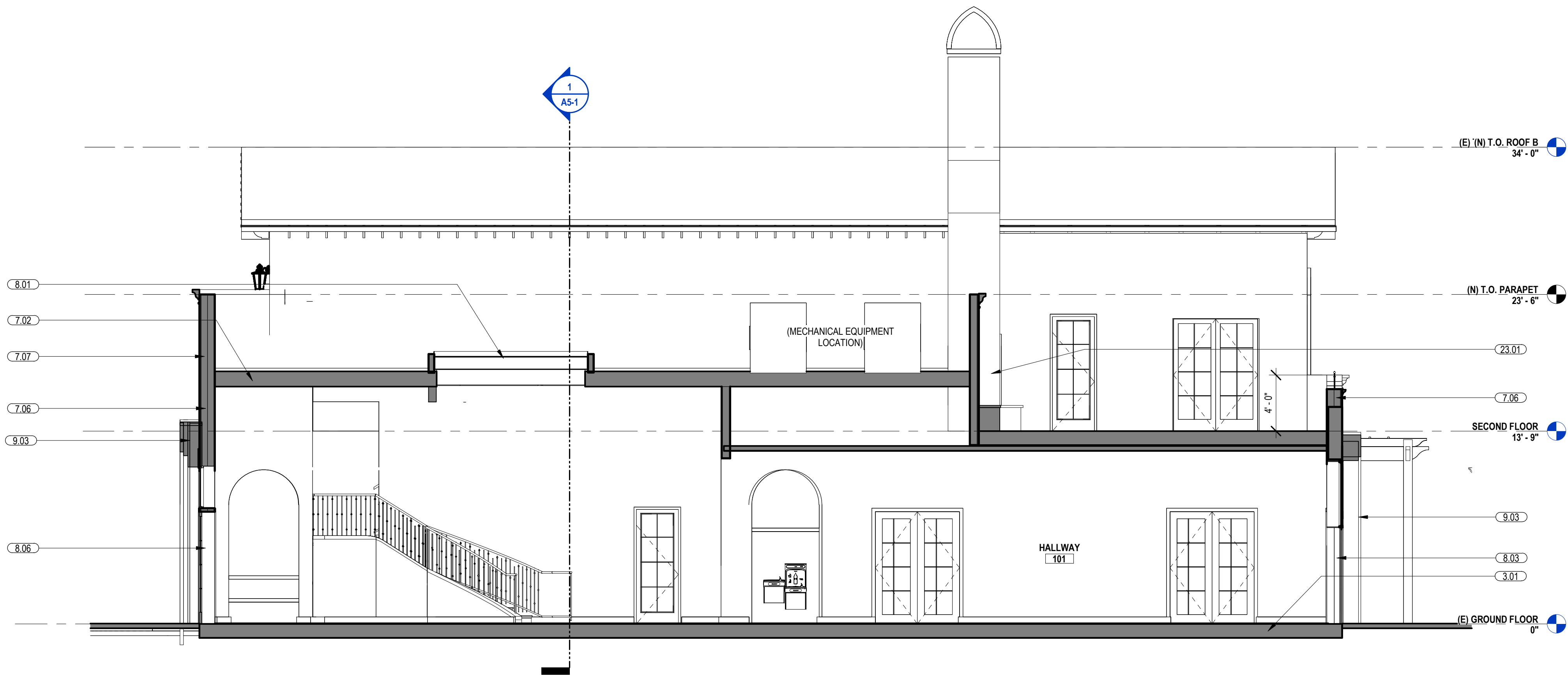
- 3.01 CONCRETE SLAB & FOOTINGS
5.04 'JULIETTE' STYLE BALCONY WITH DECORATIVE WROUGHT-IRON GUARDRAIL AND BRACKETS
5.06 STAIR WITH HANDRAIL BOTH SIDES & DECORATIVE WROUGHT-IRON GUARDRAIL
6.05 BUILT-IN BENCH
6.06 WALL-MOUNTED TRELLIS STRUCTURE WITH PAINTED WOOD COLUMNS & BEAMS AND VINE COVER
7.02 NEW SINGLE-PLY ROOFING MEMBRANE SYSTEM - PROVIDE CRICKET & ROOF DRAIN/OVERFLOW LOCATIONS AS SHOWN
7.06 EXTERIOR METAL STUD WALLS WITH STUCCO FINISH, TYP.
7.07 PARAPET WALLS TO SCREEN MECHANICAL EQUIPMENT
8.01 SKYLIGHT OVER LOBBY BELOW
8.02 STOREFRONT / WINDOWS WITH DARK BRONZE ANODIZED FRAMING & GREY-TINTED LOW-E GLAZING, TYP.
8.03 ENTRY DOORS WITH WOOD VENEER FINISH & GREY-TINTED LOW-E GLAZING
8.05 FRENCH DOOR WITH SIDELITE - TYP. AT ALL OFFICE ENTRIES
8.06 FRENCH DOOR WITH STAINED WOOD VENEER FINISH, TYP.
9.03 DECORATIVE ARCH ENTRY ELEMENT WITH PLASTER FINISH & TERRACOTTA TILE AT INSET
9.06 OPEN CEILING WITH EXPOSED BEAMS
23.01 OUTDOOR FIREPLACE FEATURE



CONCEPTUAL SECTION A

3/16" = 1'-0"

1



CONCEPTUAL SECTION B

3/16" = 1'-0"

2

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LA PALMA, CA 90623
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CONCEPTUAL SECTIONS

A5-1

PRECISE GRADING PLAN
FOR
CALIFORNIA JOINT POWERS INSURANCE AUTHORITY
8081 MOODY ST, LA PALMA, CA 90623

GRADING NOTES

- ALL GRADING AND CONSTRUCTION SHALL CONFORM TO CITY OF LA PALMA MUNICIPAL CODE AND ORANGE COUNTY BUILDING CODE (LATEST EDITION) UNLESS SPECIFICALLY NOTED ON THESE PLANS.
- ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
- NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.
- APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH CITY OF LA PALMA AND ORANGE COUNTY BUILDING CODE AND DOES NOT REFLECT ANY POSITION BY THE CITY OR COUNTY OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE CITY OR COUNTY OR THE DEPARTMENT OF PUBLIC WORKS.
- ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH ORANGE COUNTY SECTION THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 6:00 PM TO 7:00 AM, AND ON SUNDAYS AND HOLIDAYS.
- CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 71950.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING MEASURES HAVE BEEN TAKEN:
 - THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
 - IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
- A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
- SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
- THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.
- IF GRADING AUTHORIZED BY THIS PLAN IS TO EXTEND THROUGH THE RAINY SEASON, NOVEMBER 1 THROUGH APRIL 15 OF THE FOLLOWING YEAR, SEPARATE UPDATED PLANS FOR EROSION CONTROL MUST BE SUBMITTED PRIOR TO OCTOBER
- TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.

DRAINAGE NOTES

1. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
- PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
- ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN PD NO. _____ OR MISCELLANEOUS TRANSFER DRAIN MTD NO. _____.
- ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER.

GEOTECHNICAL NOTES

- ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.
- GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE CITY.
- THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.
- ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS. THE FINAL REPORT(S) MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER, PRIOR TO THE PLACING OF STEEL OR CONCRETE.
- BUILDING PADS LOCATED IN CUT/FILL SLOPING AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING.

FILL NOTES

- ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
 - 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
 - 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER. THE RELATIVE COMPACTION SHALL BE DETERMINED BY A S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE. WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED.
- FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.
- SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
 - ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
 - ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
 - ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
 - ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
- SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
 - PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.
 - SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.
 - FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.

FILL NOTES (cont.)

- FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS" ASTM D-2974-87 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.
- ROCK OR SIMILAR MATERIAL GREATER THAN 6 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
- CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1. (SECTION J107.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
- CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (SECTION J107.2 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
- ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
- FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT.

ADDITIONAL NOTES

- THE CITY'S PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL OFFSITE CONSTRUCTION PRIOR TO REMOVAL AND REPLACEMENT. ALL PAVEMENT REMOVALS SHALL BE SAW CUT TO A CLEAN STRAIGHT EDGE. ALL OFFSITE IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.
- NO GRADING SHALL COMMENCE PRIOR TO THE APPROVAL OF OBTAINING A GRADING PERMIT FROM THE CITY'S PUBLIC WORKS DEPARTMENT.
- THESE PLANS HAVE BEEN CHECKED BY THE CITY ONLY FOR CONFORMANCE WITH CITY CODES AND STANDARDS, COMPLIANCE WITH DEVELOPMENT CONDITIONS AND FOR GENERAL CONCEPTUAL APPROVAL OF THE DRAINAGE AND OFFSITE STREET IMPROVEMENTS SHOWN HEREON. NO DETAILED MATHEMATICAL CHECK WAS MADE FOR THE ACCURACY OF THE EXISTING OF PROPOSED DIMENSIONS, LINES OR GRADES SHOWN INCLUDING ALL EXISTING UTILITIES SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL BE REQUIRED TO SWEEP THE STREET AT THE END OF THE DAY.
- ALL WORK AND GRADING OPERATIONS SHALL BE STAKED BY A LICENSED CIVIL ENGINEER LICENSED TO PROVIDE SURVEYING SERVICES OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.

NOTES TO CONTRACTOR:

- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION TO ARRANGE FOR FIELD LOCATIONS OF UTILITY LINES. CALL 811 FOR THIS SERVICE. ANY UTILITY NOT SUBSCRIBING TO THIS SERVICE SHALL BE CONTACTED DIRECTLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER ALL UTILITIES HAVE BEEN NOTIFIED.
- THE CONTRACTOR SHALL OBTAIN A CITY OF LA PALMA ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY. ALL EXCAVATIONS, CONSTRUCTION, AND INSTALLATIONS IN THE CITY RIGHT-OF-WAY REQUIRE INSPECTION BY THE CITY PUBLIC WORKS INSPECTOR. CONTACT THE CITY AT LEAST 48 HOURS IN ADVANCE FOR INSPECTION. FAILURE TO HAVE INSPECTION WILL RESULT IN REOPENING OF THE EXCAVATION AND POSSIBLE RECONSTRUCTION.
- PRIOR TO EXERCISING ANY RIGHT OR PERFORMING ANY OBLIGATION PURSUANT TO ANY PERMIT ISSUED BY THE CITY OF LA PALMA, THE CONTRACTOR SHALL OBTAIN, FILE, AND MAINTAIN WITH THE CITY OF LA PALMA A POLICY OF INSURANCE OR CERTIFICATE OF INSURANCE TO COVER ANY AND ALL LIABILITY THAT MAY ARISE FROM THE PERFORMANCE OF ANY WORK PERMITTED BY THE CITY IN THE RIGHT-OF-WAY.
- ALL CONSTRUCTION ACTIVITIES WITHIN CITY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE 2009 EDITION OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL TRAFFIC CONTROL, BARRICADING, AND CONSTRUCTION SIGNING SHALL BE IN CONFORMANCE WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH).
- A MINIMUM OF 72 HOURS PRIOR TO THE TIME A STREET HAS RESTRICTED PARKING, THE CONTRACTOR SHALL POST TEMPORARY "NO PARKING" SIGNS AS APPROVED BY THE CITY ENGINEER. THESE TEMPORARY SIGNS MAY BE ATTACHED TO PORTABLE BARRICADES OR BY ANY OTHER METHOD APPROVED BY THE CITY ENGINEER. SIGNS SHALL NOT BE POSTED ON ANY TREE OR TRAFFIC SIGN AND NOT BE SPACED MORE THAN 75 FEET APART. AT THE END OF CONSTRUCTION, SIGNS SHALL BE REMOVED IMMEDIATELY FOR VEHICLES TO PARK.
- NO WATER SHALL BE TAKEN FROM FIRE HYDRANTS WITHOUT APPROVAL FROM THE JURISDICTIONAL WATER AGENCY.
- DUST SHALL BE CONTROLLED BY SWEEPING AND WATERING.
- ALL NON-STORM WATER DISCHARGES FROM THE CONSTRUCTION PHASE ACTIVITIES AT THE PROJECT SITE (I.E. MIXING AND CLEANING OF CONSTRUCTION MATERIALS, CONCRETE AND PLASTER WASHOUT, DISPOSAL OF PAINTS, ADHESIVES, SOLVENTS, AND LANDSCAPE PRODUCTS) SHALL BE PROHIBITED FROM ENTERING THE PUBLIC STORM DRAINAGE SYSTEM (INCLUDING MUNICIPAL STREETS, CATCH BASINS, CURBS, CUTTERS, DITCHES, MAN-MADE CHANNELS, OR UNDERGROUND STORM DRAINS).

ENGINEER'S NOTES:

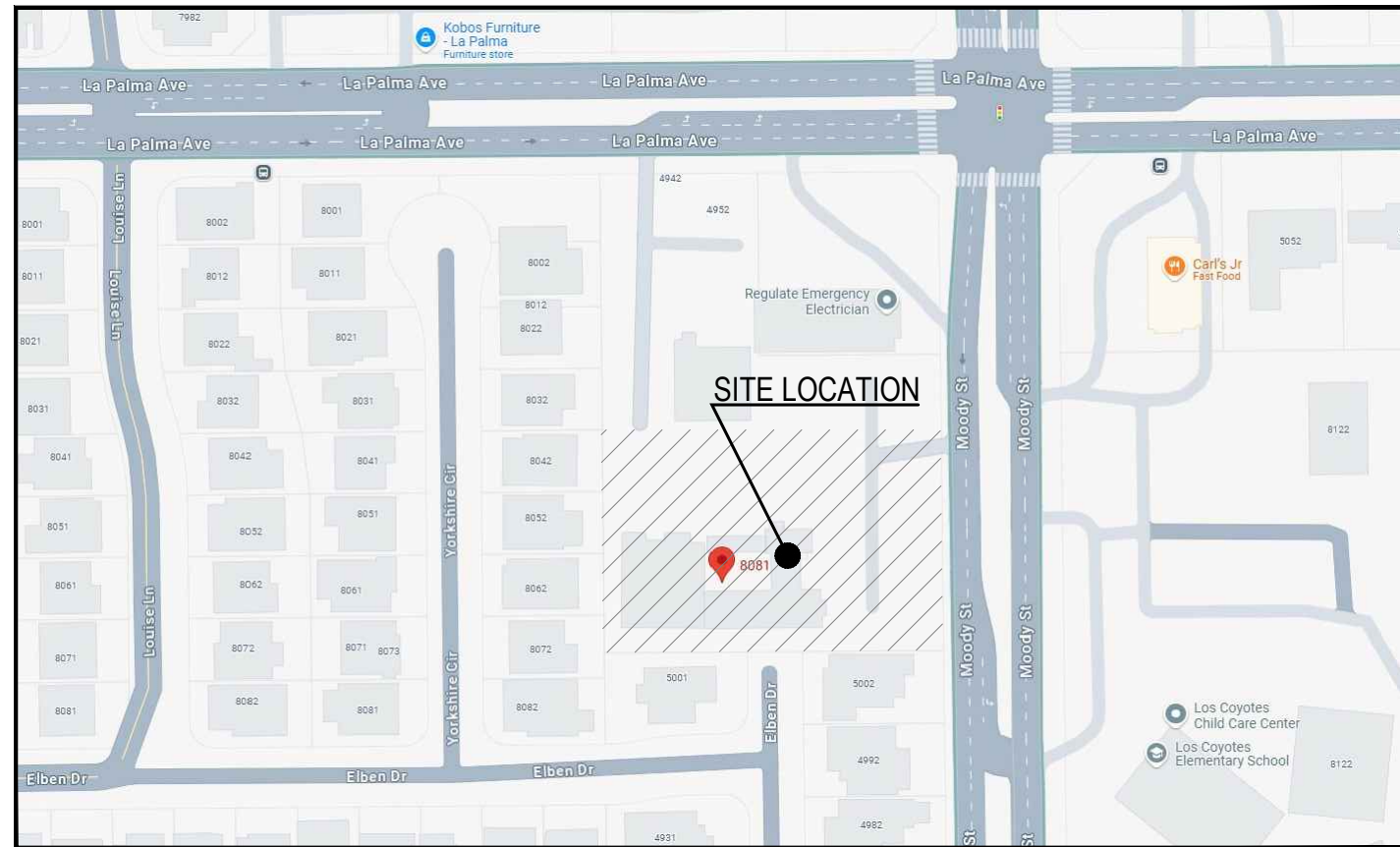
- THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A DILIGENT SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES AND STRUCTURES SHOWN AND ANY UTILITIES AND STRUCTURES SUBSEQUENTLY DISCOVERED AND/OR NOT SHOWN ON THESE PLANS. UTILITIES DAMAGED SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR, TO THE SATISFACTION OF THE ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (DIG ALERT) AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION IN ORDER TO DETERMINE ACTUAL FIELD LOCATIONS OF EXISTING UTILITIES.
- THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS"
- ALL OFF AND ON-SITE TRENCHING AND EXCAVATION SHALL CONFORM TO CAL-OSHA STANDARD, EXCAVATIONS THAT EXCEED FIVE FEET IN DEPTH REQUIRE A CAL-OSHA PERMIT.

INSPECTION NOTES:

- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK.
 - PRE-GRADE - BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.
 - INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. **NOTE:** PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
 - ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
 - FINAL - WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
- IN ADDITION TO THE INSPECTION REQUIRED OF THE BUILDING OFFICIAL FOR REGULAR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH ORANGE COUNTY BUILDING CODE.
- UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED BY THE ORANGE COUNTY BUILDING CODE. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES", SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
 - BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
 - MONTHLY, AT ALL OTHER TIMES; AND
 - AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL. SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS, FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK ORDER".
- ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL.
- THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY THE ORANGE COUNTY BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.
- FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER ORANGE COUNTY BUILDING CODE.

PRIVATE ENGINEER'S NOTE TO CONTRACTOR:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, THE OWNERS, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

TITLE SHEET	C-1
DEMOTION PLAN	C-2
PRECISE GRADING AND DRAINAGE PLAN	C-3
SECTIONS AND DETAILS	C-4
SECTIONS AND DETAILS	C-5
EROSION CONTROL PLAN	C-6
SOIL RECOMMENDATIONS	C-7

EARTH WORK QUANTITY

CUT	205	C.Y.
FILL	110	C.Y.
EXPORT	95	C.Y.
LOT SIZE:	88,000	SQ-FT
TOTAL DISTURB AREA:	40,425	SQ-FT

NOTE:
QUANTITIES SHOWN HERE ON ARE FOR PERMIT AND/OR BONDING PURPOSE ONLY.

OWNER

CALIFORNIA JOINT POWERS INSURANCE AUTHORITY
ADDRESS: 8081 MOODY STREET, LA PALMA, CA 90623
PHONE: 800-229-2343
CJPIA.ORG

ARCHITECT

ELEMENTS ARCHITECTS
ADDRESS: 68 LIBERTY #100, ALISO VIEJO, CA 92656
PHONE: 949-488-0865
ELEMENTSARCH.COM

CIVIL ENGINEER

CORE CIVIL ENGINEERING, INC.
201 E SANDPONTE AVE. #400, SANTA ANA, CA 92707
Office: 949-954-7244
Direct: 949-954-7242
MAIL: AMIR@CORESTRUCTURE.COM

SOIL ENGINEER

DUOCO ENGINEERING, INC.
14175 TELEPHONE AVE SUITE K, CHINO, CA 91710
909-594-7414
OFFICE@DUOCOENGINEERING.COM

SURVEYOR

WILLIAM TOWELL
RON MIEDEMA
3677 IROQUOIS AVE., LONG BEACH, CA
TEL: 714-335-3956

LEGAL DESCRIPTION

PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 11, WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF LA PALMA, COUNTY OF ORANGE, AS PER MAP RECORDED IN BOOK 51 PAGE 11 OF MISCELLANEOUS MAPS.
APN: 262-042-66

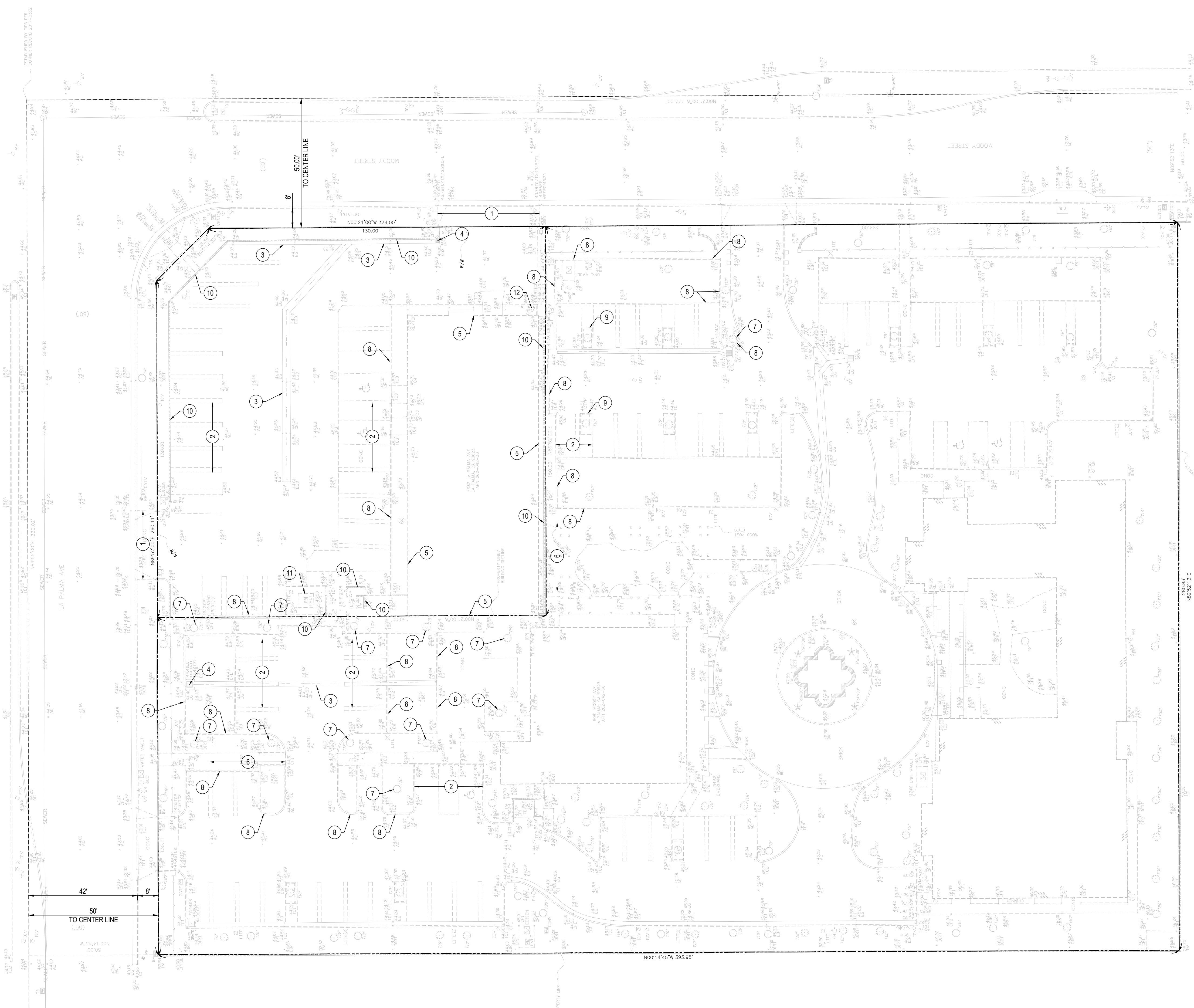
BENCH MARK

BENCH MARK # 1A-96-68
DATUM: NAVD88 2005
ELEVATION: 43.72

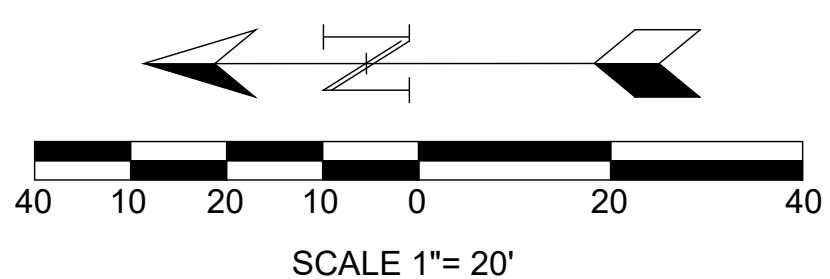


SECTION 4216 / 4217 OF THE GOVERNMENT CODE
REQUIRES A DIGALERT IDENTIFICATION NUMBER BE
ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE
VALID. FOR YOU DIGALERT I.D. NUMBER CALL
UNDERGROUND SERVICE ALERT TOLL FREE
1-800-422-4133 TOW WORKING DAY BEFORE YOU DIG.

DEVELOPER	DATE
CALIFORNIA JPIA	CSJ
8081 MOODY ST., LA PALMA, CA 90623	BY
PLANS PREPARED BY:	REVISIONS
Core Civil Engineering, Inc. 201 E Sandpointe Ave., #400 Santa Ana, CA 92707 Phone: 949-954-7244 info@corestructure.com www.corestructure.com 2023-05-14	DATE
CORE FROM THE GROUND UP	
AMIR ENGINEERING REGISTERED PROFESSIONAL ENGINEER No. 078194 C.E. 078194	
TITLE SHEET	
SHEET C-1 01 Of 07 SHEETS	
PW PROJECT # 25092	

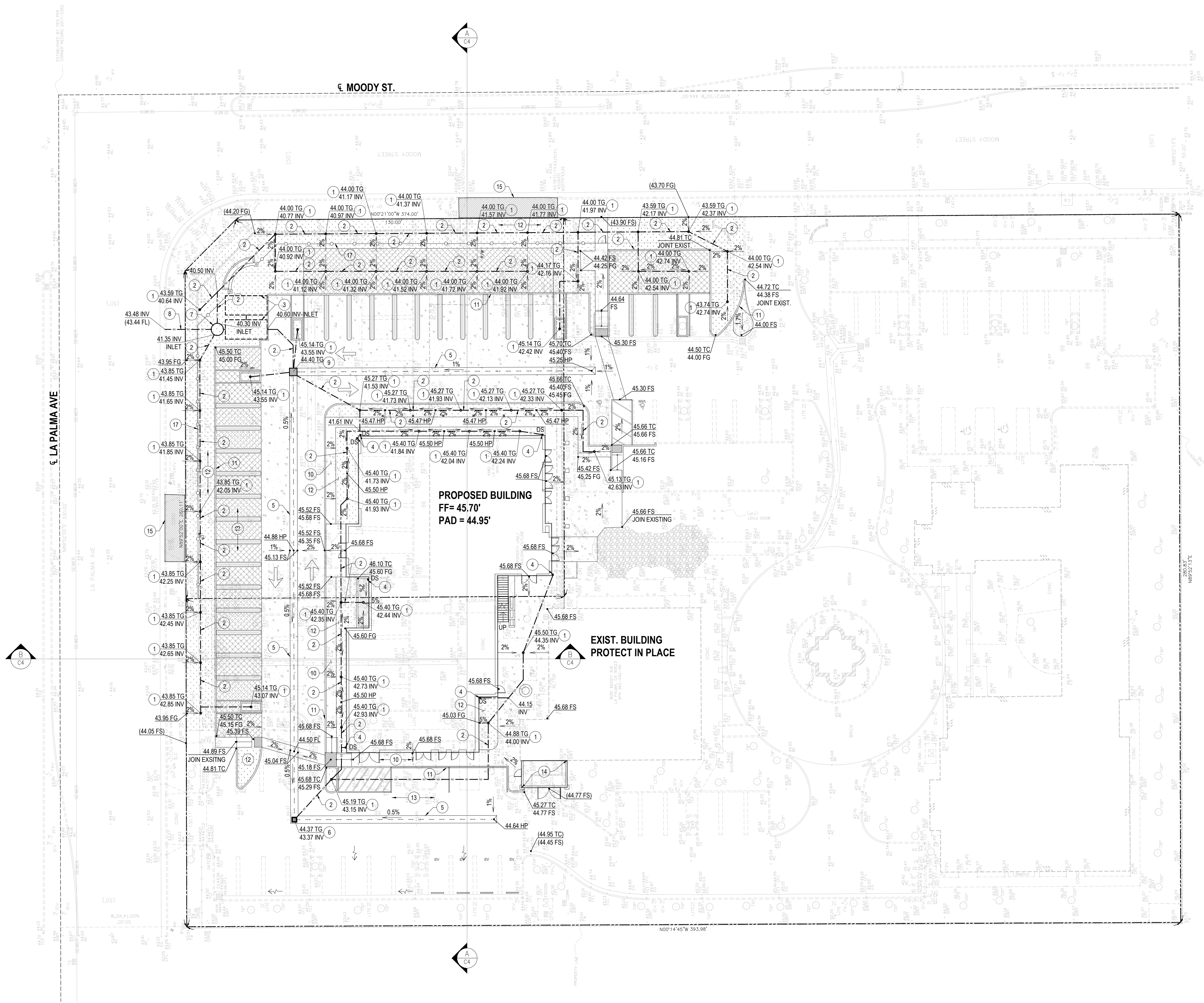


DEMOLITION PLAN
SCALE 1"=20'



- CONSTRUCTION KEY NOTE**
- 1 — REMOVE EXISTING DRIVEWAY APPROACH
 - 2 — REMOVE EXISTING PARKING
 - 3 — REMOVE EXISTING CONCRETE V-DITCH
 - 4 — REMOVE EXISTING CATCH BASIN
 - 5 — REMOVE EXISTING STRUCTURAL
 - 6 — REMOVE EXISTING SIDEWALK
 - 7 — REMOVE EXISTING TREE
 - 8 — REMOVE EXISTING CURB
 - 9 — REMOVE EXISTING PLANTER
 - 10 — REMOVE EXISTING WALL
 - 11 — REMOVE EXISTING HIGH VOLTAGE
 - 12 — REMOVE EXISTING GAS METER

PROJECT NO. 25092		DESIGNED BY	CHECKED	DATE 2025/07/17
SHEET C-2 02 OF 07 SHEETS				
PW PROJECT # 25092				
PLANS PREPARED BY: CORE Core Civil Engineering, Inc. 201 E Sandpointe Ave., #400 Santa Ana, CA 92707 Phone: 949-954-7244 info@corestructure.com www.corestructure.com 2023-05-14 DATE				
DEVELOPER CALIFORNIA JPIA 8081 MOODY ST, LA PALMA, CA 90623				
BY CSJ				DATE
REVISIONS				



PRELIMINARY GRADING AND DRAINAGE PLAN
SCALE 1"=20'

CONSTRUCTION KEY NOTE

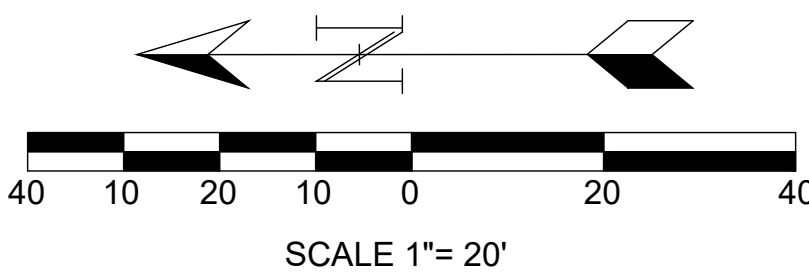
- 1— INSTALL 6" DIA. DRAIN NDS 40 WRISER AND ADAPTOR OR EQUAL.
- 2— INSTALL 6" DIA. PVC SCHEDULE 40 OR SDR 35 PIPE DRAIN WITH 1% MINIMUM SLOPE.
- 3— FURNISH AND INSTALL BELLOW GRADE 5,000 GALLONS JENSEN PRECAST CISTERN.
- 4— INSTALL DOWNSPOUT, LOCATION PER ARCHITECTURAL DRAWINGS.
- 5— CONSTRUCT 3' WIDTH CONCRETE V-DITCH.
- 6— INSTALL 18" x 18" SQUARE CATCH BASIN.
- 7— FURNISH AND INSTALL JANSEN PRE-CAST PUMP STATION.
- 8— INSTALL 4"Ø CAST IRON PIPE WITH 2% MINIMUM SLOPE UNDER THE SIDEWALK PER APWA 150-3 STANDARD PLAN.
- 9— INSTALL 30" x 30" SQUARE CATCH BASIN.
- 10— CONSTRUCT NEW WALKWAY PER ARCHITECTURAL PLAN.
- 11— CONSTRUCT PARKING CURB TO MATCH EXISTING.
- 12— NEW LANDSCAPE PER LANDSCAPE DRAWINGS.
- 13— CONSTRUCT NEW PARKING ON TURF PER ARCHITECTURAL PLAN.
- 14— NEW TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 15— CONSTRUCT NEW SIDEWALK PER STD 113-2.
- 16— NEW PARKING AND DRIVE AISLE - PAVEMENT PER SOIL REPORT RECOMMENDATIONS
- 17— NEW 8'-0" H WROUGHT-IRON FENCING ALONG PROPERTY PERIMETER TO MATCH EXIST.

LEGEND

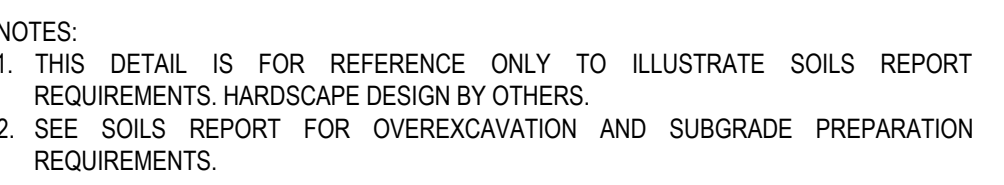
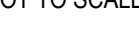
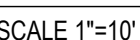
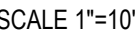
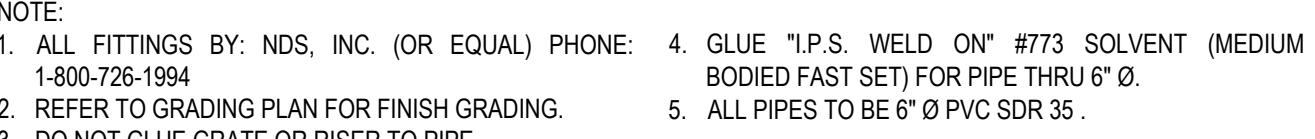
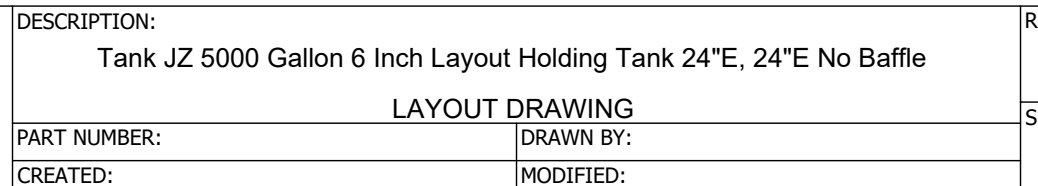
- 100 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- 100FS SPOT ELEVATION
- PROPOSED HARDSCAPE AREA
- PROPOSED LANDSCAPE AREA
- PARKING ON LAWN AREA
- PROPOSED STORM DRAIN
- FLOW LINE
- PROPERTY LINE
- SURFACE SLOPE
- STORM DRAIN SLOPE
- PAD PROPOSED PAD ELEVATION
- FS PROPOSED FINISHED SURFACE
- FF PROPOSED FINISHED GROUND
- INV PROPOSED FINISHED FLOOR
- TG INVERT OF PIPE
- PL TOP OF GRATE
- TW PROPERTY LINE
- HP TOP OF WALL
- EXIST HIGH POINT
- TC EXISTING TOP OF CURB

NOTE

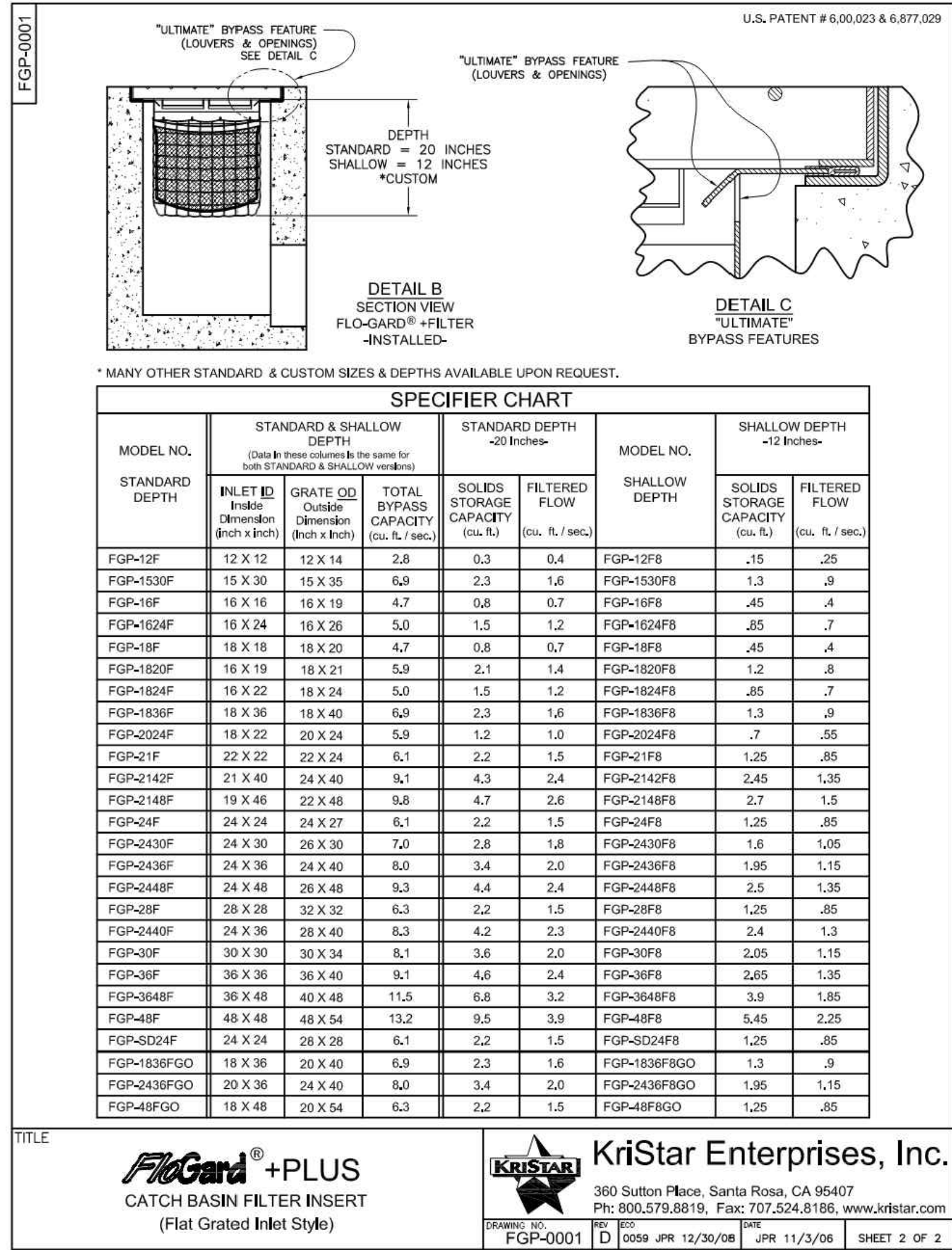
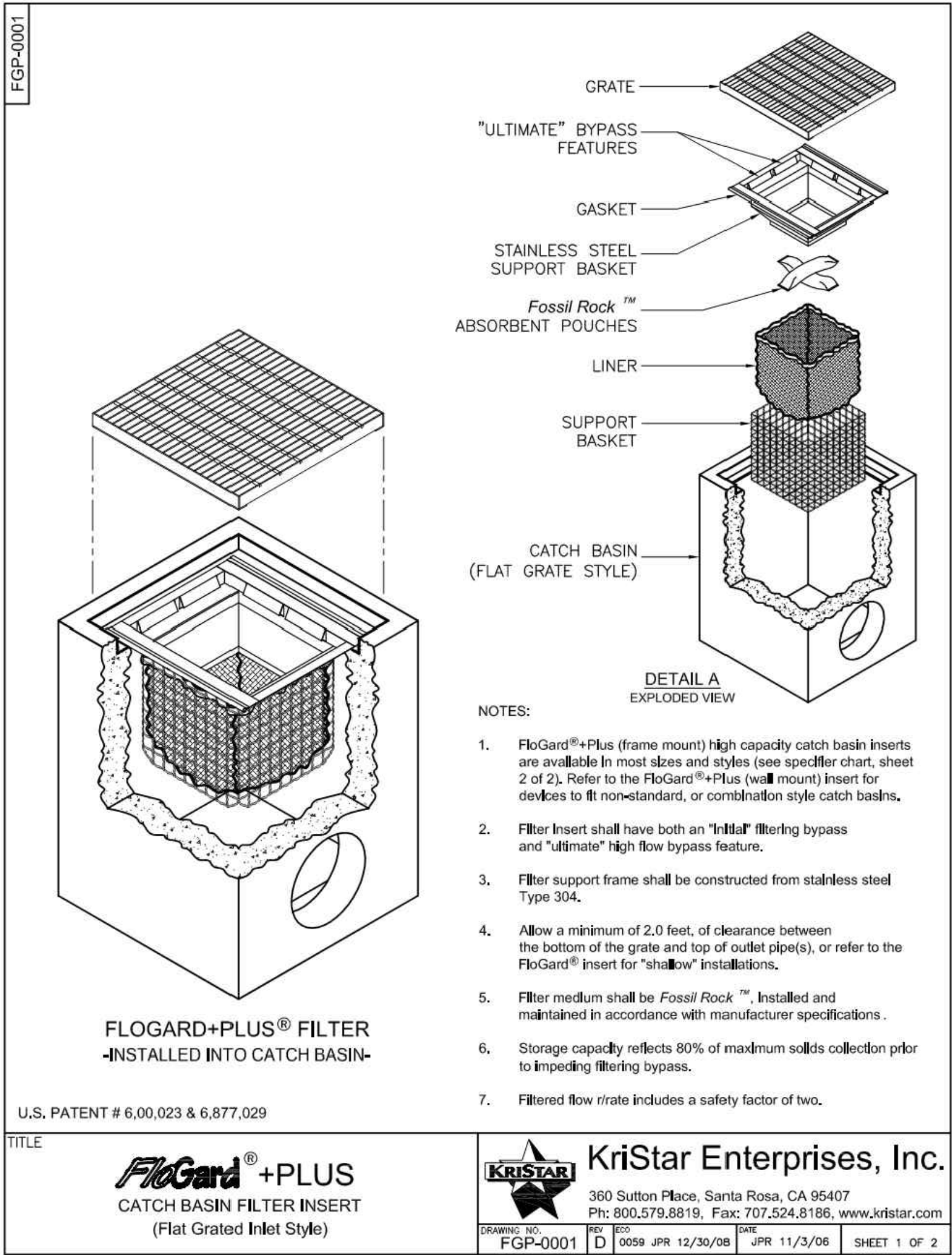
- SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY.

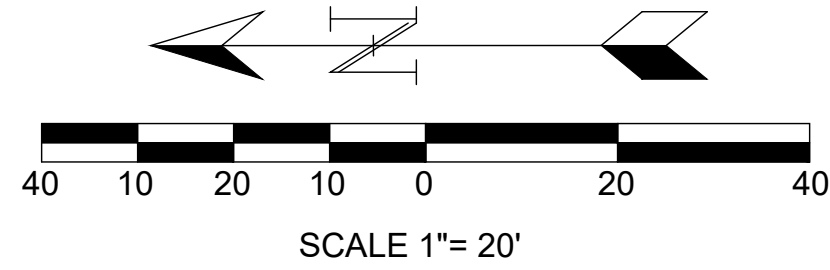
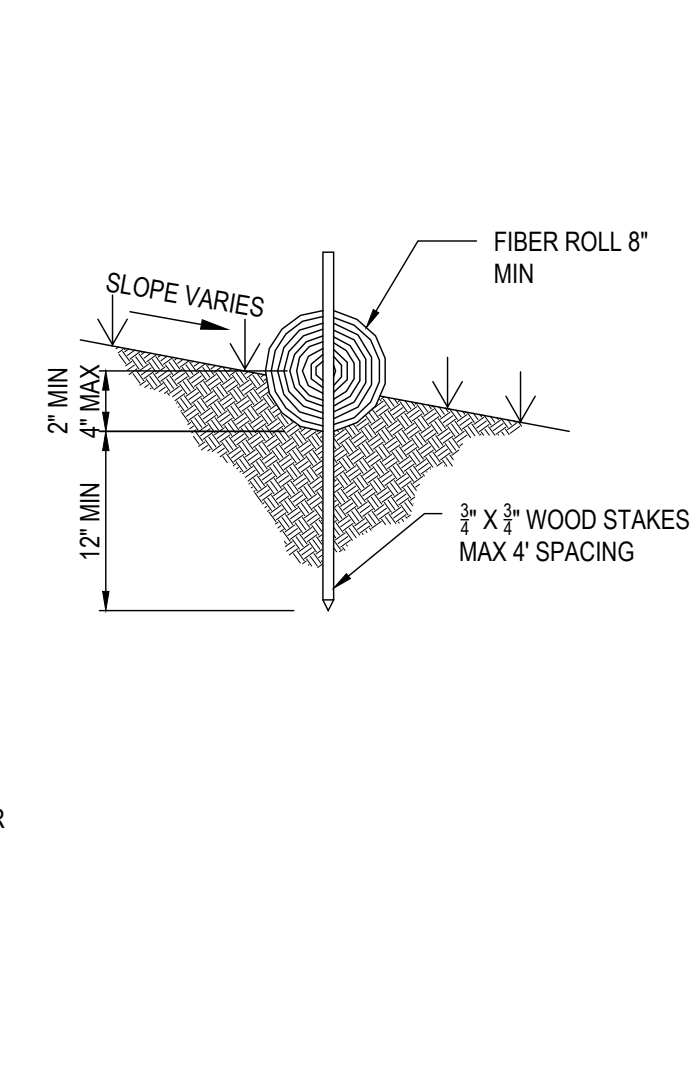
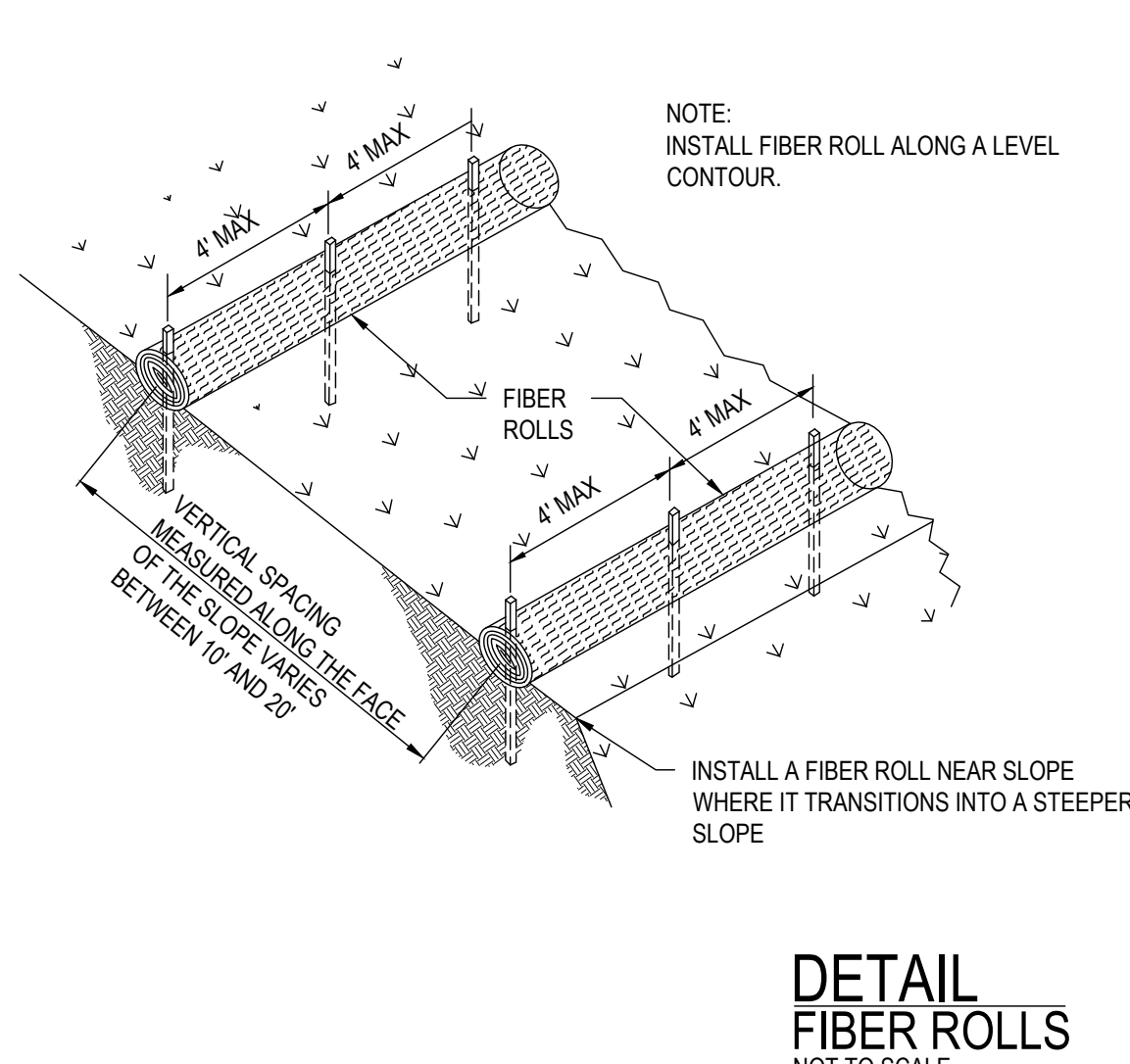
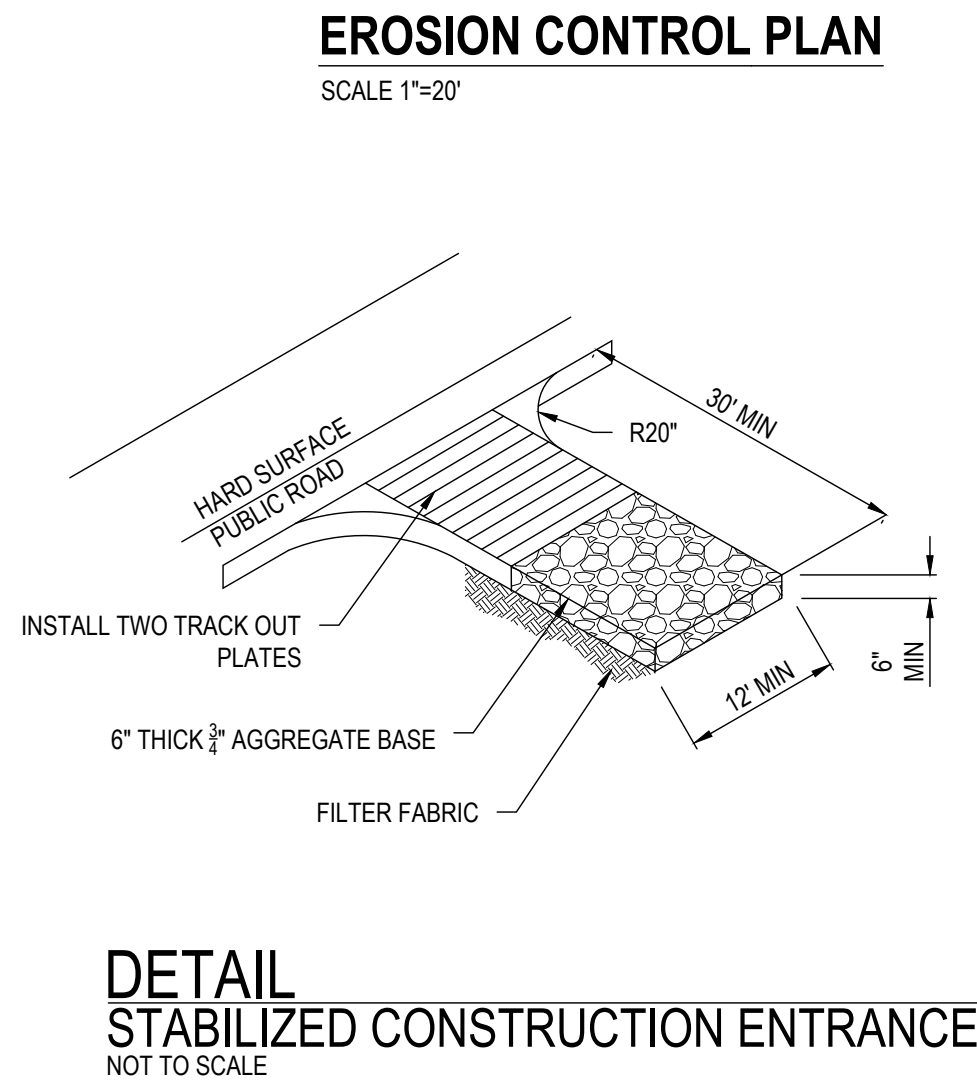
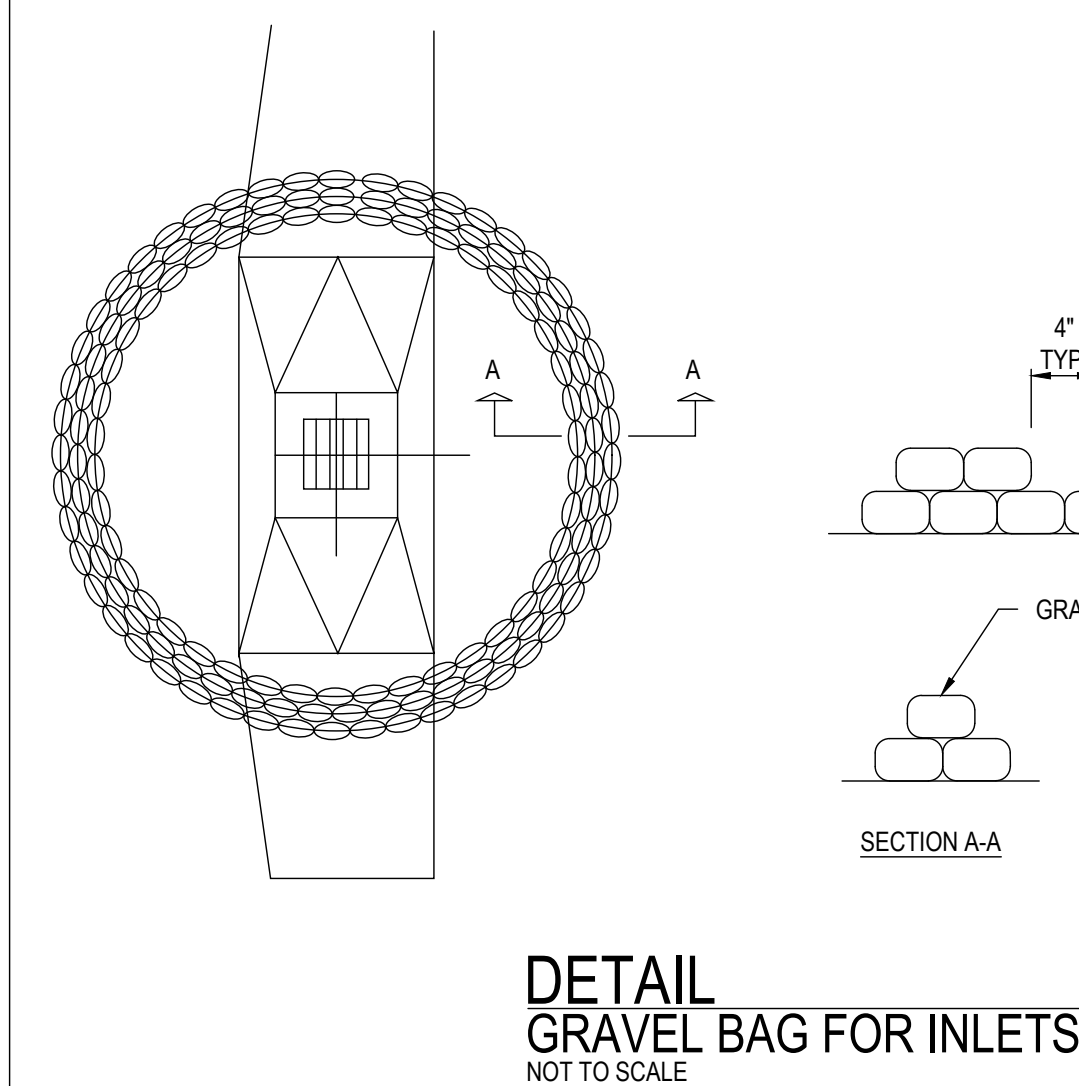
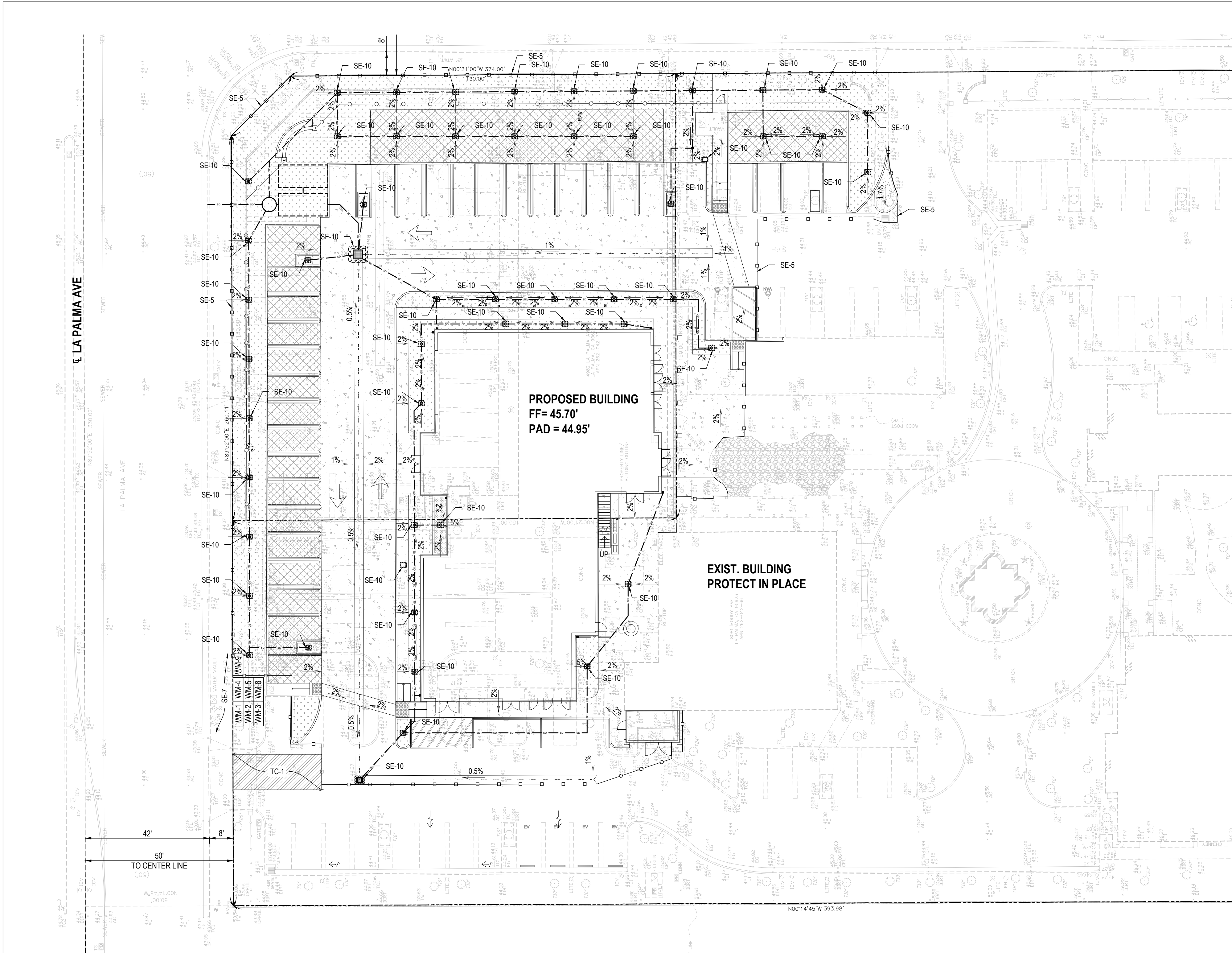


DEVELOPER		CALIFORNIA JPJA		8081 MOODY ST., LA PALMA, CA 90623	
PLANS PREPARED BY:		Core Civil Engineering, Inc.		201 E Sandpointe Ave., #400 Santa Ana, CA 92707 Phone: 949-954-7244 info@corestructure.com www.corestructure.com	
REGISTERED PROFESSIONAL ENGINEER		No. 07894		DATE 2023-05-14	
PRELIMINARY GRADING AND DRAINAGE PLAN		Project No. 25092		Date 2025/07/17	
SHEET C-3		03 Of 07 SHEETS		PW PROJECT # 25092	
BY		DATE		REVISIONS	

NOT TO SCALE

PW PROJECT #
25092





EROSION CONTROL BMPS		
EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.

TEMPORARY SEDIMENT CONTROL		
SE-5	FIBER ROLLS	INSTALL WHERE SHOWN ON PLAN.
SE-7	STREET SWEEPING AND VACUUMING	STREET SHALL BE SWEEPED, SEDIMENT COLLECTED, AND DISPOSED OF OFF-SITE ON A DAILY BASIS.
SE-10	STORM WATER INLET PROTECTION	ONCE INLET RISERS ARE CONSTRUCTED, SURROUND RISERS WITH GRAVEL BAGS OR CAP THE RISER TO REDUCE SEDIMENT INTRODUCTION TO THE AREA DRAIN SYSTEM.

WIND EROSION CONTROL BMPS		
WE-1	WIND EROSION CONTROL	WATER OR COVER MATERIAL SHALL BE USED TO ALLEVIATE DUST NUISANCE ON THE ROUGH GRADED PADS AND ANY STOCKPILE AREAS.

TRACKING CONTROL		
TC-1	STABILIZED CONSTRUCTION EXIT	RUMBLE RACK SHALL BE PLACED ON THE DRIVEWAY TO ENSURE THAT ALL VEHICLES LEAVING THE SITE PASS OVER THE DEVICES BEFORE ENTERING THE PUBLIC STREET.

NON-STORMWATER MANAGEMENT		
NS-1	WATER CONSERVATION PRACTICES	MAINTAIN WATER EQUIPMENT TO PREVENT NON-STORMWATER DISCHARGES.
NS-3	PAVING AND GRADING OPERATIONS	APPLY PARAMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGE.
NS-6	ILLICIT CONNECTION / ILLEGAL DISCHARGE	CONTRACTOR SHALL REPORT ILLICIT CONNECTIONS OR ILLEGALLY DUMPED MATERIALS ON SITE TO THE RESIDENT ENGINEER IMMEDIATELY AND CONTRACTOR SHALL TAKE NO FURTHER ACTION UNTIL THE RESIDENT ENGINEER PROVIDE A RESPONSE/
NS-7	POTABLE WATER / IRRIGATION	EXCISE CARE DURING CONSTRUCTION TO PREVENT NON-STORMWATER DISCHARGES.
NS-8	VEHICLE AND EQUIPMENT CLEANING	ALL VEHICLES AND EQUIPMENT WILL BE CLEANED OFF-SITE.
NS-9	VEHICLE AND EQUIPMENT FUELING	ALL VEHICLES AND EQUIPMENT WILL BE FUELED OFF-SITE.
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE	ALL VEHICLES AND EQUIPMENT WILL BE MAINTAINED OFF-SITE.
NS-12	CONCRETE CURING	APPLIES TO ALL CONCRETE CONSTRUCTION.
NS-13	CONCRETE FINISHING	APPLIES TO ALL CONCRETE CONSTRUCTION.

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL		
WM-1	MATERIAL DELIVERY AND STORAGE	MATERIALS SHALL BE STORED ON-SITE IN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND. MATERIAL INVENTORY SHALL CONSIST OF SUPPLY REQUIRED FOR A FEW DAYS.
WM-2	MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH PRODUCT DIRECTION.
WM-3	STOCKPILE MANAGEMENT	MATERIALS STOCKPILES SHALL BE SURROUNDED BY A TEMPORARY SEDIMENT BARRIER AND COVERED TO MAINTAIN DUST CONTROL.
WM-4	SPILL PREVENTION AND CONTROL	AMPLE CLEAN-UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON-SITE. EMPLOYEE SHALL BE EDUCATED ON THE CLASSIFICATION OF SPILLS AND APPROPRIATE RESPONSES.
WM-5	SOLID WASTE MANAGEMENT	SOLID WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE DISPOSED OF PROPERLY.
WM-8	CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED, USED, AND DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENT OF THE CITY.
WM-9	SANITARY / SEPTIC WASTE MANAGEMENT	ON-SITE FACILITY SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.

PLANS PREPARED BY:

Core Civil Engineering, Inc.

CORE

FROM THE GROUND UP

201 E Sandpointe Ave., #400
Santa Ana, CA 92707
Phone: 949-954-7244
info@corestructure.com
www.corestructure.com

2023-05-14
2023-05-14

PROJECT NO. 25092

DATE 2025/07/17

DEVELOPER

CALIFORNIA JPJA

8081 MOODY ST., LA PALMA, CA 90623

REVISIONS

NO.	DATE	BY	CSJ

EROSION CONTROL PLAN

SHEET C-6

06 OF 07 SHEETS

PW PROJECT # 25092

4.0 SITE CONCLUSIONS

4.1 Site Feasibility

Conditions at the site are considered suitable for the proposed development. Provided the proposed development is constructed in conformance with the recommendations herein, the proposed development will be safe and adequate for its intended use. The proposed construction will not adversely affect the stability of properties outside of the building site.

4.2 Soil Expansivity

Expansion testing was performed on near-surface fill and native soils. These soils are considered to have a very low to moderate expansion potential. Results of these tests can be found in Appendix B. Expansive soil design recommendations herein are based upon a moderate expansion potential within the zone of reasonable influence of the footings and floor slab. During grading procedures, it is possible that the soils that will directly affect the surrounding foundations will vary. An expansion test and revision of these recommendations may be necessary.

4.3 Soil Corrosivity

A representative sample of the onsite soil was obtained for corrosivity testing. Results of those tests are presented in Appendix B. Based on the results of the tests, the onsite soils are moderately corrosive with respect to resistivity only. On-site soils are not considered corrosive to concrete.

4.4 Liquefaction Hazard

In accordance with the requirements of California Geologic Survey Special Publication 117A, a liquefaction evaluation was conducted in the subject area, using SPT measurements from boring 2 and a groundwater depth of 10 feet. Field SPT values were corrected to account for borehole diameter, sampler type, hammer efficiency, and sampler rod length. Blow counts derived from 2.42-inch ring samples were converted to SPT values with a multiplier of 0.7 in accordance with standard practice. Near-surface fills and otherwise disturbed soils which will be removed during grading were ignored with respect to liquefaction potential and dynamic settlement, as were soils with sufficient plasticity per Bray and Sando (2006), though the influence of their overburden was maintained. Thereafter, analysis was performed using the Boulanger and Idriss method (2008, 2014) for liquefaction triggering using a water table depth of thirty (30) below existing grade, with a threshold safety factor of 1.3, below which liquefaction is assumed to be triggered. Ground motion magnitudes were taken for a 10% level in 50 years, based on the USGS Seismic Hazard Deaggregation Tool (2014, v. 4.2), resulting in a Peak Ground Acceleration (PGA) of 0.41 g and a mean earthquake magnitude of 6.67. The analysis results yielded one liquefiable layer (FS<1.3) at approximately 30 feet deep, with a settlement magnitude of approximately 0.8 inches

Based on this assessment, the proposed construction location is considered susceptible to dynamic settlement as a result of liquefaction, though the magnitude is within acceptable tolerance for common mitigation measures. Refer to Appendix D for further information.

4.5 Seismic Design Considerations

The following parameters based on ASCE 7-16 may be used for the proposed structural design in

5.5 Retaining Walls

Cantilever retaining walls (i.e., retaining walls permitted to laterally deflect 0.2% of their height) backfilled with on-site soils shall be designed to accommodate an active pressure of 40 pcf and 60 pcf for level and 2H:1V inclined backfills, respectively. Cantilever retaining walls more than six (6) feet in retained height shall further accommodate a seismic load increment of 20 pcf and 33 pcf for level and 2H:1V inclined backfills, respectively, applied as an equivalent fluid. These walls shall assume the foundation design values as provided above, though they may alternatively be deepened to bear a minimum of 12 inches into undisturbed, competent native soils.

Cantilever walls should be constructed with separation joints at any wall vertices that exceed a 15-degree angle of departure. If this is not feasible, then any portion of the wall within 1:1 the wall height away from the vertex shall be designed for an at-rest pressure of 90 pcf for level conditions, applied as an equivalent fluid.

5.5.1 Retaining Wall Backfill and Drainage

Regardless of loading condition, all walls shall be backfilled and compacted with approved fill soils in conjunction with the requirements of Section 5.2 above, the attached retaining wall detail, and Appendix C as pertinent. All walls shall provide adequate drainage behind the wall to prevent the accumulation of hydrostatic pressure and/or seepage in the event of increased moisture conditions in the surrounding soils.

5.6 Temporary Excavations

All excavations must comply with current OSHA standards, state, local and federal safety regulations. Excavations may be vertically cut to five (5) feet, then be sloped at a slope of 1H:1V. Surcharge loading, including stockpiled soil, should be placed 1:1 the excavation height back from the top of the excavation. Configuration-specific analysis and recommendations (slots, cuts, etc.) may be necessary depending on excavation staging, should actual field conditions differ or should the proposed design be significantly altered.

Duco Engineering is not the OSHA responsible party; that individual or entity shall verify the safety of the site and working conditions.

5.7 Drainage and Landscaping

All site drainage should be collected and transferred to an approved storm water drainage system. No drainage should pond against any foundation or other structure. Any planned area drains should be recessed below grade to allow the free flow of water into the drain inlet. Landscaping improvements must not cause surface water to collect adjacent to any structure, causing saturated soils adjacent to the foundation. Flatwork and concrete walks should be at an elevation such that they will not obstruct the flow of surface water. Proper drainage should be maintained at all times. The resident is responsible for proper maintenance, landscaping, and irrigation.

Irrigation methods should promote uniformity of moisture. Overwatering and underwatering must be avoided. Heavy irrigation and inadequate runoff gradients can create moisture problems. Maintaining adequate surface drainage and controlled irrigation will significantly reduce the potential for nuisance-type moisture issues.

accordance with Section 1613 of the 2019 California Building Code, provided that the seismic response coefficient is evaluated per exception 2 of ASCE 71-16 Section 11.4.8 and the building period does not exceed 0.5 seconds per Section 20.3.1:

Table 1: ASCE 7-16 seismic design parameters from seismicmaps.org for (33.8458, -118.0465)

Site Class	S _S	S ₁	S _{0S}	S ₀₁	S _{M1}	S _{M1}	P _{G_AM}
F (Use D per 20.3.1)	1.495 g	0.53 g	0.996 g	0.600 g	1.495 g	0.901 g	0.702 g

4.6 Grading and Site Preparation

In addition to surface grading to achieve finish elevations, grading for the proposed site improvements may consist of removal and recompaction to create a firm, competent building pad, as well as subgrade preparation for parking areas. Grading recommendations are provided below, in Section 5.2.

4.7 Stormwater Infiltration

Based on the results of our site evaluation and the shallow depth to groundwater, on-site stormwater infiltration is considered not feasible. Refer to Section 5.10 below for further discussion and recommendations.

5.8 Hardscape

Hardscape improvements are not generally considered structural; however, we do recommend that overexcavation and recompaction be performed beneath proposed walkways, patios, garden walls, and other landscape features, to minimize the potential for cracking and other phenomena. Areas to receive hardscape should have the upper one (1) foot of approved natural soil or subgrade soil, whichever is deeper, recompacted to a minimum of 90%. Moisture content of subgrade soils should be maintained above optimum moisture. Concrete flatwork should be a minimum full four (4) inches thick, and consideration should be given to reinforcing #3 rebar spaced 18 inches center to center, in compliance with all pertinent governing code sections and design manuals. Control joints shall be provided, a minimum of one (1) inch deep, ten (10) feet on center or closer. All flatwork should be poured independent of any proposed structure and be separated by an expansion joint (felt). Additionally, it is recommended that all flatwork be constructed so that a minimum of ½ inch exists between the concrete flatwork and structures, such as residential buildings, retaining walls and sound privacy walls. Flatwork and concrete walks should be at an elevation such that they will not obstruct the flow of surface water.

5.9 Pavement Design

Given an R-Value of 75, asphalt pavement sections shall comply with the following minimum specifications:

Table 2: Asphalt Pavement Design Sections

Use	Traffic Index (TI)	HMA Thickness	Base Thickness
Parking Stalls, Light Duty	4.0	2.5 in	5.0 in
Main Drive Aisle, Heavy Duty	5.5	4.0 in	6.0 in

Rigid concrete pavement sections shall comply with the following minimum specifications:

Table 3: PCC Pavement Design Sections

Use	Traffic Index (TI)	Concrete Thickness	Base Thickness
Parking Stalls, Light Duty	4.0	5.0 in	5.0 in
Main Drive Aisle, Heavy Duty	5.5	6.0 in	6.0 in

Prior to paving, the upper two (2) feet of subgrade shall be cleaned of any trash, vegetation, or other debris, and compacted to more than 90% relative compaction. Base material shall consist of crushed aggregate base in general accordance with the Caltrans Highway Design Manual (HDM) and shall be compacted to more than 95% relative compaction prior to placing the asphalt course.

5.10 Stormwater Infiltration

Given the shallow groundwater depth (encountered at 19 feet but seasonally expected as shallow as 10 feet) and presence of Hydrologic Soil Class C and D soils (indicating a low permeability rate), the subject site is considered not suitable for on-site stormwater infiltration. Runoff shall be collected and either utilized on-site or directed to the street.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 Soil Corrosivity

Given that on-site soils are considered moderately corrosive with respect to resistivity only, concrete need not incorporate additional measures in accordance with Chapter 4 of ACI 318. It is recommended, however, that all metal pipes should be wrapped in a tape coating system, sleeved, coated with a high-quality dielectric coating, or embedded in 3 sac slurry mix using type V cement. Bond underground steel pipes with rubber-gasketed or other nonconductive type joints for electrical continuity. Copper pipes should be placed in a poly-sleeve or other appropriate material and protected from soil contact. Consideration should be given to running overhead. It should be noted that the municipality may have minimum requirements for mitigation of soil corrosivity; those requirements shall govern if more conservative than the aforementioned recommendations.

5.2 Grading and Site Preparation

To remediate differential bearing soils and undocumented fill beneath proposed foundations, overexcavation and recompaction shall be performed to provide a minimum 24 inches of compacted fill not below proposed footings for the entire building area. Additionally, removals shall be deepened as necessary to remove all fill soils and embed the fill mat into approved native material. A minimum removal and recompaction depth of five (5) feet below existing shall be provided. Where possible, lateral limits of grading shall extend the grater of (a) 1:1 the excavation depth or (b) five (5) feet, outside the foundation footprint in every direction. Overexcavation shall be avoided in any easement areas, to minimize risks associated with exposing utilities. All processing and fill placement (including retaining wall backfill) shall conform to the following guidelines:

5.2.1 Demolition and Debris Disposal

Any demolition debris, debris encountered in the clearing and grubbing, and all vegetation is to be cleared from the grading area and hauled offsite. Any existing or abandoned utilities located within the proposed development area should be removed or relocated.

5.2.2 Grading Recommendations

After removal of all debris and vegetation and conforming to those recommendations previously set forth in site preparation and grading, soils may be recompacted. Prior to recompaction of these materials, all excavations will be inspected and approved prior to placing fill. The bottom of the approved excavation will be properly scarified; moisture conditioned and compacted to a depth of 8 inches prior to filling providing 90% in-place density. Fill soils will be spread in 6- to 8-inch loose lifts and contain 115% to 125% of optimum moisture content and then recompacted to more than 90% of the maximum density. ASTM D-1557 or equivalent shall be used to evaluate the maximum density of all fill soils. Onsite soils as encountered are considered suitable for use as compacted fill, provided that all debris and any material larger than six (6) inches in diameter is screened out and eliminated from the fill.

5.2.3 Shrinkage

An average shrinkage factor of 10-15% should be anticipated for recompaction of near-surface soils.

6.0 SUMMARY & CLOSURE

6.1 Design Review

As a condition of the validity of the recommendations made herein, the working and final designs, upon completion, shall be provided to this firm for review, comment, and approval as appropriate. Should the proposed scope of work differ from that proposed as of the time of this evaluation, then further geotechnical work may be necessary to provide accurate recommendations for the design and construction of the development.

6.2 Project Oversight and Inspection

Site preparation, fill material removal and recompaction, and foundation and soil preparation for construction shall be reviewed by a geotechnical engineer during the grading and construction process. Inspection of the completed foundation excavations shall be performed by a member of this firm, prior to the placement of any forms or reinforcement, to ensure conformance with the proposed design and design criteria. These additional services are not a part of this report and are provided at an additional cost.

6.3 Closure

The findings in this report are based and prepared in accordance with pertinent state and local building and design codes, as well as generally accepted geotechnical engineering practices. No other warranty, guarantee, or assurance is expressed or implied. This firm is not responsible for work performed outside of its responsible charge as defined in the California Professional Engineers Act and governing board rules or work for which this firm's recommendations were not adhered to or for which this firm was not provided the opportunity of oversight, comment, and/or inspection.

Should you have any questions regarding this report of the recommendations contained herein, please contact this office.

5.3 Building Foundations

All footings for any proposed structure shall bear a minimum of 24 inches into certified compacted fill soils for the support of both one and two stories, measured relative to lowest adjacent grade. Footings shall be a minimum of 12 and 15 inches wide for the support of one and two stories, respectively. Pad footings shall have a minimum 18-inch width in each plan direction. All footings shall have an allowable bearing capacity of 1700 psf, with a 15% increase for each additional foot of footing embedment depth and a 10% increase for each additional foot of width to a maximum of 3400 psf. For temporary loading conditions—specifically seismic, wind, and any included impact loads—axial bearing capacity may be increased by 1/3 of the given values. Total static settlement is not anticipated to exceed 0.5 inches, with a maximum differential of 0.25 inches over 25 feet, though combined static and dynamic settlements could reach approximately 1.3 inches. While this magnitude of settlement is within the tolerance for typical foundation systems (assuming flexible utility connections and other mitigative measures), additional analysis and recommendations may be necessary should the project structural engineer elect to pursue an alternative foundation system.

Passive resistance may be designed for 200 psf/ft, maximum 2000 psf. The coefficient of friction for concrete poured in direct contact with compacted fill or undisturbed native soil may be taken as 0.25.

Foundations shall be designed in accordance with all applicable codes, but at minimum shall contain two (2) #4 reinforcement bars in both the top and bottom. A grade beam shall be placed across any opening and is recommended between any adjacent pad footings.

5.4 Floor Slabs

5.4.1 Office Areas

Any proposed floor slabs in office areas or other areas of similar use shall be a full four (4) inches thick and reinforced with at minimum #3 rebar, 15 inches on center in each direction, or another equivalent that satisfies both WRI slab design methodology for a Plasticity Index (PI) of 20 and minimum temperature and shrinkage requirements per ACI 318-14. At a minimum, these slabs shall be cast on four (4) inches of washed concrete sand, with 10-mil visqueen in the center of the sand layer. Alternatively, floor slab underlayment is permitted to consist of 14-mil vapor retarding layer, underlain by four (4) inches of ½ -inch or larger clean aggregate.

5.4.2 Warehouse/Garage Areas

Floor slabs in areas experiencing heavier loading, such as warehouse or garage spaces, shall be five (5) inches thick and reinforced with at minimum #4 rebar, 18 inches on-center in each direction, or another equivalent that satisfies both WRI slab design methodology for a Plasticity Index (PI) of 20 and minimum temperature and shrinkage requirements per ACI 318-14. At a minimum, these slabs shall be cast on four (4) inches of washed concrete sand, with 10-mil visqueen in the center of the sand layer. Alternatively, floor slab underlayment is permitted to consist of 14-mil vapor retarding layer, underlain by four (4) inches of 1/2- inch or larger clean aggregate. Should slab deflection be critical in any areas (e.g., for the support of precision heavy equipment), a configuration-specific design may be necessary.

5.4.3 Slab Subgrade Presaturation

Subgrade soils shall be moistened to a minimum to 120% of optimum moisture prior to pouring concrete slabs to a depth of 18 inches below grade, regardless of initial moisture content. Further, we recommend that floor slabs be scored into maximum 10-foot sections each way, to control cracking.

DEVELOPER

CALIFORNIA JPIA

8081 MOODY ST., LA PALMA, CA 90623

PLANS PREPARED BY:

CORE

Core Civil Engineering, Inc.
201 E Sandpointe Ave., #400
Santa Ana, CA 92707
Phone: 949-954-7244
info@corestructure.com
www.corestructure.com

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SOIL RECOMMENDATIONS

SHEET
C-7
07 Of 07 SHEETS

PW PROJECT #
25092

Project No. 25092

Designed AD

Checked

Date: 2025/07/17

REVISIONS

DATE

CSJ

BY