AGENDA

REGULAR MEETING

LA PALMA CITY COUNCIL

TUESDAY, AUGUST 4, 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

6:00 PM Closed Session
6:30 PM Open Session
La Palma City Hall
Council Chambers
7822 Walker Street, La Palma

MEETING PARTICIPATION AND PUBLIC COMMENT:

ZOOM CONFERENCE CALL:
PHONE NUMBER: 213-338-8477 or 206-337-9723
MEETING ID: 848 8444 8176
PASSCODE: 302171

To request to speak, press *9 on your phone after the Mayor opens public comment. When your name is called, and you are prompted, press *6 to unmute your line and begin speaking. You may choose to share your name and city of residence.

Closed captioning will be turned on. Each user will need to enable the closed captioning on their own device.

IN-PERSON: Fill out a “Speaker Card” located at the entrance to the Council Chamber and provide it to the City Clerk.

**On June 2, 2026, the La Palma City Council approved a video streaming system for the Council Chambers. Due to equipment delays, the City anticipates video streaming of Council Meetings to begin at the October 6, 2026 Council Meeting.

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: Misty Torres v. City of La Palma
Case No. OCSC 30-2026-01561451-CU-OE-NJC

CS-2. ***CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION, INITIATION OF LITIGATION (Pursuant to paragraph (4) of subdivision (d) of California Government Code Section 54956.9)***

Number of potential cases: 1

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

PLEDGE OF ALLEGIANCE

Council Member Waldman

INVOCATION

Saint Irenaeus Catholic Church Father Mark Cruz
Mayor Pro Tem Baker

ROLL CALL

PRESENTATIONS

- Presentation from Community Activities and Beautification Committee to the Home Spotlight Award Winners Michael and LaTanya Darensburg

- Recognition of American Red Cross Volunteers at the JFK High School Shelter during the Garden Grove Incident

- Recognition of 2026 Summer Camp Volunteens

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.

RECESS CITY COUNCIL AND CONVENE AS SUCCESSOR AGENCY TO THE DISSOLVED COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF LA PALMA

The City Council will now recess and convene as the Successor Agency to the Dissolved Community Development Commission of the City of La Palma. Members of the La Palma City Council receive no compensation or stipend as a result of convening or participating in either the Successor Agency or otherwise as serving as members of the Successor Agency.

SUCCESSOR AGENCY

SUCCESSOR AGENCY 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 Successor Agency, 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 Chair, state his or her name, address, and the item number.

A. ***Approval of Successor Agency Minutes***

It is recommended that the Successor Agency approve the Minutes of the August 5, 2025, Regular Meeting of the Successor Agency.

SUCCESSOR AGENCY REGULAR ITEMS

B. ***Update on Successor Agency***

Receive and file the Update on the Successor Agency.

ADJOURN THE SUCCESSOR AGENCY

CITY COUNCIL

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. ***Waive the Reading of All Ordinances***

Waive the reading of all Ordinances in their entirety and read by title only.

2. ***Approval of Council Minutes***

Approve the June 2, 2026, City Council Meeting Minutes.

3. ***Approval of Register of Demands***

Adopt a Resolution approving the Register of Demands for June 16, July 7, and July 21, 2026.

4. ***Fourth Quarter Cash and Investment Report, Fiscal Year 2025-26, as of June 30, 2026***

Receive and file the Cash and Investment Report for the fourth quarter of Fiscal Year 2025-26.

5. ***Response to the 2025-26 Orange County Grand Jury Report: Wildfires Hit Home***

Authorize the Mayor to sign a response letter to the 2025-2026 Grand Jury Report, *Wildfires Hit Home*, and authorize submittal to the Orange County Grand Jury.

6. ***Response to the 2025-26 Orange County Grand Jury Report: California Housing Mandates, The Unintended Reshaping of Orange County Neighborhoods***

Authorize the Mayor to sign a response letter to the 2025-26 Grand Jury Report, *California Housing Mandates, The Unintended Reshaping of Orange County Neighborhoods*, and authorize submittal to the Orange County Grand Jury.

7. ***Cooperation Agreement with the County of Orange for the Community Development Block Grant Program***

Authorize the City Manager to execute an amendment to the Cooperation Agreement with the County of Orange related to the Community Development Block Grant Program.

8. ***Second Amendment to the Agreement with City Advisors, LLC, for Professional Planning and Community Development Staff Augmentation Services***

Approve and authorize the City Manager to execute the second amendment to the agreement with City Advisors, LLC, to increase the not-to-exceed amount from $50,000 to $58,000 for the period from November 4, 2025 to June 30, 2026.

9. ***Award of Contract Tree Maintenance Services***

Authorize the City Manager to award a contract in the amount of $377,479.57 to West Coast Arborists, Inc. (WCA) of Anaheim, California, for Tree Maintenance Services for three years, with an option to extend the contract for two additional one-year terms with a maximum contract length of five years.

10. ***Report of an Emergency Purchase Order***

Receive and file the Emergency Purchase Order Report.

11. ***Appointment to the Community Activities and Beautification (CAB) Citizen Committee***

Appoint Laura Franz to a term commencing on September 1, 2026, and expiring on December 31, 2028, to fill a position vacated due to the resignation of Irene Hesse, as recommended by Mayor N. Patel and Mayor Pro Tem Baker.

PUBLIC HEARINGS

REGULAR ITEMS

12. ***League of California Cities Voting Delegates and Resolutions***

1. Designate Mayor Pro Tem Debbie Baker as the City of La Palma's Voting Delegate at the League of California Cities' Annual Conference;
2. Designate Council Member Vikesh Patel as the City of La Palma's Alternate Voting Delegate at the League of California Cities' Annual

Conference; and
3. Authorize the City of La Palma delegation the discretion to vote on any resolutions taking into consideration the information they receive at the conference.

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.

AFFIDAVIT OF POSTING: City Clerk of the City of La Palma does hereby declare, under penalty of perjury, that the foregoing agenda has been posted at the City Hall and on the City website in compliance with the Brown Act.

City of La Palma

Agenda Item No. A

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Norma I. Alley, MMC, City Clerk
AGENDA TITLE:	Approval of Successor Agency Minutes

RECOMMENDED ACTION:

Successor Agency approve the Minutes of the August 5, 2025, Regular Meeting of the Successor Agency.

FISCAL IMPACT:

None.

ATTACHMENTS:

1. Successor Agency Minutes 2025-0805

MINUTES OF THE REGULAR MEETING
OF THE CITY OF LA PALMA AS SUCCESSOR AGENCY TO THE
DISSOLVED COMMUNITY DEVELOPMENT COMMISSION
August 5, 2025

CALL TO ORDER

Mayor Waldman called the Regular Meeting of the City of La Palma as Successor Agency to the Dissolved Community Development Commission to order at 7:24 p.m. in the City Hall Council Chambers, 7822 Walker Street, La Palma, California. Mayor Waldman stated the City Council will now recess and convene as the Successor Agency to the Dissolved Community Development Commission of the City of La Palma. Members of the La Palma City Council receive no compensation or stipend as a result of convening or participating in either the Successor Agency, or otherwise as serving as members of the Successor Agency.

ROLL CALL

Council Members Present: Council Member Debbie Baker, Council Member Janet Keo Conklin, Council Member Vikesh Patel, Mayor Pro Tem Nitesh Patel, and Mayor Mark Waldman

City Officials Present: Mike Egan, Interim City Manager
Ajit Thind, City Attorney
Joe Cisneros, Deputy City Manager
Belinda Deines, Community Development and Public Works Director
Jesse Amend, Police Captain
Norma Alley, MMC, City Clerk

CONSENT CALENDAR

A. Approval of Successor Agency Minutes of August 6, 2024

Mayor Pro Tem N. Patel made a motion to approve Consent Calendar Item A. The motion was seconded by Council Member Keo Conklin and carried on the following vote:

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

REGULAR ITEMS

B. Update on Successor Agency

Deputy City Manager Cisneros provided an update on matter of the Successor Agency.

ADJOURNMENT

Mayor Waldman adjourned the Regular Meeting of the Successor Agency at 7:27 p.m.

_____
Nitesh P. Patel, Mayor

ATTEST:

_____
Norma I. Alley, MMC, City Clerk

City of La Palma

Agenda Item No. B

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Alisha Farnell, Assistant to the City Manager
AGENDA TITLE:	Update on Successor Agency

RECOMMENDED ACTION:

Receive and file the update on the Successor Agency.

BACKGROUND:

Redevelopment began in 1945 to assist local governments with eliminating urban blight through development, reconstruction and rehabilitation (Community Redevelopment Law). Tax Increment funding was enacted in 1951 to fund redevelopment efforts. In 1976, redevelopment was tied to the housing supply when the legislature required that at least 20% of the tax increment revenue from redevelopment project areas be used to increase, improve, and preserve the supply of housing for very low to moderate income households. And in 1993, the legislature sought to restrict redevelopment activities and limit them to predominantly urban areas.

The funding for RDAs was tax-increment financing. As property-tax revenues in a project area rise, state law gave the RDA the entire increase in revenues. The agency used that tax increase to pay off its debt. After the 2009 Great Recession, the State was having budget difficulties. The State decided to dissolve all of the state's 400+ RDAs, which went into effect in February 2012. Successor Agencies have been working through the wind-down process until the old RDAs' obligations are paid off.

Under Dissolution Law, Successor Agencies either file annual ROPS forms by February 1 each year, or the Successor Agencies can file a single Last and Final ROPS replacing all the future annual ROPS filings. In September 2020, the La Palma Successor Agency submitted the Last and Final ROPS, and DOF approved the Last and Final ROPS on December 30, 2020.

The 1993 Bonds were paid off in June 2022, and since then, the only financial activity of the Successor Agency is to receive annual loan repayments and receive administrative fees. The final payment is scheduled for January 2033. The Successor Agency currently only has annual meetings. The Successor Agency cannot be dissolved until all obligations (including the City Loans) have been repaid.

FISCAL IMPACT:

There is no fiscal impact resulting from the receipt of this report.

ATTACHMENTS:

None

City of La Palma

Agenda Item No. 1

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Norma I. Alley, MMC, City Clerk
AGENDA TITLE:	Waive Reading of All Ordinances

RECOMMENDED ACTION:

Waive the reading of all Ordinances in their entirety and read by title only.

SUMMARY:

This is a regular agenda item and acts as a reminder of an action that Council Members should take to waive the reading of any Ordinance before them in its entirety, and instead read it by title only. This action helps to expedite the processing of Ordinances and contributes to the efficiency of City Council meetings.

ATTACHMENTS:

None

City of La Palma

Agenda Item No. 2

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Norma I. Alley, MMC
AGENDA TITLE:	Approval of Council Minutes

RECOMMENDED ACTION:

Approve the June 2, 2026, City Council Meeting Minutes.

FISCAL IMPACT:

None.

ATTACHMENTS:

1. Council Minutes 2026-0602

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA CITY COUNCIL
June 2, 2026

CALL TO ORDER

Mayor N. Patel called the Regular Meeting of the La Palma City Council to order at 6:00 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: 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)
Name of Case: Misty Torres v. City of La Palma
Case No. OCSC 30-2026-01561451-CU-OE-NJC

CS-4 CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION
(Pursuant to paragraph (4) of subdivision (d) of California Government Code Section 54956.9)
Number of potential cases: 1

Mayor N. Patel recessed the Open Session and convened the Closed Session at 6:00 p.m. Mayor N. Patel adjourned Closed Session at 6:11 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 Thind reported there were no reportable actions for Items CS-1, CS-2, CS-3, or CS-4.

PLEDGE OF ALLEGIANCE

Council Member Keo Conklin led the Pledge of Allegiance.

INVOCATION

La Palma Police Chaplain Matthew Agosto conducted the Invocation.

ROLL CALL

Council Members Present: Mayor Pro Tem Debbie Baker, Council Member Janet Keo Conklin, Mayor Nitesh Patel, Council Member Vikesh Patel, and Council Member Mark Waldman

City Officials Present:
Peter Kim, City Manager
Ajit Thind, City Attorney
Joe Cisneros, Deputy City Manager
Todd Mattern, Interim Police Chief
Jake Chavira, Acting Community Development & Public Works Director
Jesse Amend, Police Captain
Norma I. Alley, MMC, City Clerk
Alisha Farnell, Assistant to the City Manager

PRESENTATIONS

Acting Community Development & Public Works Director Chavira introduced the new Community Development Intern Ezequiel Nunez.

Mayor N. Patel presented a proclamation recognizing Juneteenth National Freedom Day.

Mayor N. Patel presented a proclamation celebrating the 250th Anniversary of the Declaration of Independence and Birth of the United States.

Mayor N. Patel presented a certificate recognizing Maxwell Chicken Rice as the recipient of the Business Spotlight Award.

Mayor N. Patel presented a proclamation recognizing Wildfire Awareness Month and received updates from Orange County Fire Authority.

Council Member Keo Conklin left the meeting at 7:07 p.m.

ORAL COMMUNICATIONS

Mayor N. Patel called for public comment. Seeing no one come forward, 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 May 5, 2026, City Council Meeting Minutes and April 7, 2026, Joint City Council and Citizen Activities and Beautification Committee Special Joint Meeting Minutes.
3. Adopted Resolution No. 2026-19 approving the Register of Demands for May 19, 2026, and June 2, 2026.
4. Adopted Resolution No. 2026-20 calling and giving notice of the holding of a Municipal Election to be held on Tuesday, November 3, 2026, in conjunction with the General Municipal Election, for the election of certain officers as required by the provisions of the laws of the State of California relating

to general law cities; and Resolution No. 2026-21 requesting the Board of Supervisors of the County of Orange to consolidate a Municipal Election to be held on November 3, 2026, with the Statewide General Election to be held on the date pursuant to the Elections Code Section 10403.
5. Adopted Resolution No. 2026-22 to identify a list of projects to be funded by Senate Bill 1 (SB 1), The Road Repair and Accountability Act, for Fiscal Year 2026-27.
6. Adopted Resolution No. 2026-23 updating the Local Signal Synchronization Plan for the Measure M2 Program; adopted Resolution No. 2026-24 updating the Pavement Management Plan for the Measure M2 Program; and authorized the Acting Community Development & Public Works Director to submit the City's Measure M2 Eligibility Package to the Orange County Transportation Authority (OCTA).
7. Approved and authorized the City Manager to execute an amendment extending the term through December 31, 2026, to the Professional Consultant Services Agreement (agreement) with City Advisors, LLC, to provide professional planning and community development staff augmentation services and allocating an additional amount not-to-exceed $75,000, and any necessary amendments.
8. Approved and authorized the City Manager to execute the first amendment to the agreement with Bureau Veritas North America, Inc. for building and safety services.
9. Received and filed the Emergency Purchase Orders Report.
10. Authorized the City Manager to approve payment in the amount of $70,670.44 to Kordich Construction Inc. for the La Palma Avenue/Rose Street watermain break repair.
11. Received and filed the 2026 Annual Water Quality Report and direct staff to distribute the report to the City of La Palma residents and businesses.

Council Member Waldman made a motion to approve Consent Calendar Items. The motion was seconded by Mayor Pro Tem Baker 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
ABSENT: Council Member Keo Conklin

PUBLIC HEARINGS

12. Adoption of the 2025 Urban Water Management Plan and Water Shortage Contingency Plan

Mayor N. Patel opened the public hearing and called for the staff report.

Acting Community Development and Public Works Director Chavira introduced the item, provided a summary of the staff report, and fielded inquiries from the City Council.

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

Mayor N. Patel closed the Public Hearing.

Council Member Waldman made a motion to adopt the 2025 Urban Water Management Plan and Water Shortage Contingency Plan. The motion was seconded by Mayor Pro Tem Baker and carried on the following vote:

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

13. Report on City of La Palma's Staff Vacancies, and Recruitment and Retention Efforts in Compliance with Assembly Bill (AB) 2561 (Gov. Code § 3502.3).

Mayor N. Patel opened the public hearing and called for the staff report.

Deputy City Manager Cisneros introduced the item and provided a summary of the staff report.

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

Mayor N. Patel closed the Public Hearing. He noted the item was a receive and file of the report and no motion was needed.

14. Adoption of the Fiscal Year 2026-27 Operating and Capital Improvement Program Budgets and Appropriations Limit.

Mayor N. Patel opened the public hearing and called for the staff report.

Deputy City Manager Cisneros introduced the item and provided a summary of the staff report regarding the long-term fiscal status and provided an overview of the Draft Fiscal Year 2026-27 Budget.

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

Mayor N. Patel closed the public hearing.

Council Member V. Patel made a motion to adopt Resolution No. 2026-25 approving the Fiscal Year 2026-27 Budget; and adopt Resolution No. 2026-26 approving the Annual Appropriations Limit for Fiscal Year 2026-27. The motion was seconded by Council Member Waldman and carried on the following vote:

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

REGULAR ITEMS

15. Placement of a Paver for Former Mayor Edward J. Byrne in the Community Commemorative Area

Mayor N. Patel provided a summary of the report and recommended approval. He recognized Mrs. Marilyn Byrne and daughter Margaret Chavez, who were in attendance.

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

Council Member Waldman made a motion to approve the placement of a paver for Former Mayor Edward J. Byrne in the Community Commemorative Area. The motion was seconded by Mayor Pro Tem Baker and carried on the following vote:

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

16. Annual Military Equipment Report, Per Assembly Bill (AB) 481

Police Captain Amend provided a brief summary of the staff report.

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

Council Member Waldman made a motion to adopt Resolution No. 2026-27 renewing Ordinance No. 2022-03 in compliance with Assembly Bill 481. The motion was seconded by Council Member V. Patel and carried on the following vote:

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

17. Council Chambers Video Streaming System

Assistant to the City Manager Farnell presented the staff report and fielded inquiry from the City Council.

Mayor N. Patel called for public comment.

Monte Baker provided general comments regarding the need of a screen, display, and camera.

Mary Paningsoro provided general comments regarding the use of the monitor in the lobby.

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

Mayor N. Patel made a motion authorizing the installation of one camera; upgrade of the sound system, microphone, and speakers; and upgrade of the displays, if needed, upon the discretion of the City Manager. The motion was seconded by Council Member Waldman and carried on the following vote:

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

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

Mayor Pro Tem Baker reported she attended the Southern California Association of Governments (SCAG) Regional Conference and General Assembly; Orange County Women's Business Chamber Meeting; funeral service for former Mayor Ed Byrne; facilitated the League of California Cities (Cal Cities) Mayors and Council Members Roundtable; Orange County Sanitation District (OC San) Administration Meeting; Cal Cities Orange County Division Board Meeting; participated in a zoom survey for Cal Cities; Special Meeting for Orange County Council of Governments (OCCOG) Board Meeting; JFK High shelter for residents who were evacuated from the Garden Grove chemical incident; Memorial Day Ceremony; OCCOG Annual Conference; OC San Board of Directors Meeting; OCCOG Board of Directors Meeting; Orange County Fire Authority's Best & Bravest Awards Ceremony; Joint Meeting with the City Council and Development and Circulation Committee. She congratulated all the award recipients and welcomed the new employee.

Council Member V. Patel reported he attended the Orange County Mosquito and Vector Control District (OCMVCD) Budget Review Meeting and Facility Tour, cultural immersion program, OCMVCD Board Meeting, memorial service for former Mayor Ed Byrne, and Library Advisory Board Meeting. He congratulated all the award recipients and welcomed the new employee.

Council Member Waldman reported he attended the Memorial Day Ceremony.

Mayor N. Patel reported he attended the Orange County Fire Authority (OCFA) Chief Recruitment Meetings, OCFA Budget and Finance Subcommittee Meetings, memorial service for former Mayor Ed Byrne, Orange County Women's Busines Chamber Meeting, hosted an appreciation dinner for the recreation staff thanking them for their hard work on the Festival of Nations, OCFA Labor Negotiation Meeting, ACC-OC Board Meeting, JFK High School evacuation shelter for residents impacted by the Garden Grove Hazmat Incident (GGHI), GGHI close out meeting, Latter Day Saints celebration, Memorial Day Ceremony, OCFA Board Meeting, OCFA Best & Bravest Awards Ceremony, and Joint Meeting with City Council and Development and Circulation Committee. He thanked the American Red Cross, OC Supervisor Nguyen, Congressman Tran, Senator Schiff, City staff, OCFA for all their dedication and hard work during the GGHI and to the shelter at the JFK High School. He congratulated all the award recipients and welcomed the new employee.

CITY MANAGER REMARKS

City Manager Kim announced upcoming events.

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 8:11 p.m. in memoriam of former Mayor Edward J. Byrne who passed away April 24, 2026. He served La Palma faithfully from 1971-1984 on the City Council and as Mayor from 1972-1976 and then again from 1983-1984. He will be remembered for his dedication and leadership to the La Palma community. The City Council shares their heartfelt condolences to his wife Marilyn Byrne and family.

_____
Nitesh P. Patel, Mayor

ATTEST:

_____
Norma I. Alley, MMC, City Clerk

City of La Palma

Agenda Item No. 3

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Alisha Farnell, Assistant to the City Manager
AGENDA TITLE:	Approval of Register of Demands

RECOMMENDED ACTION:

Adopt a Resolution approving the Register of Demands for June 16, July 7, and July 21, 2026.

DISCUSSION:

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. Warrent Register 06/16/2026
3. Warrent Register 07/07/2026
4. Warrent Register 07/21/2026

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PALMA, CALIFORNIA, APPROVING THE REGISTERS OF DEMANDS FOR JUNE 16, 2026, JULY 7, 2026, AND JULY 21, 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 June 16, 2026, July 7, 2026, and July 21, 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, the City Council of the City of La Palma does hereby resolves as follows:

SECTION 1. Approves the attached Registers of Demands dated June 16, 2026, July 7, 2026, and July 21, 2026, incorporated herein by reference.

SECTION 2. 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 4th day of August, 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 4th day of August, 2026, and that it was so adopted by called vote as follows:

AYES:

NOES:

ABSENT:

_____
Norma I. Alley, MMC
City Clerk

City of La Palma, CA

Warrant Register
By Vendor Name

Payment Dates 6/3/2026 - 6/16/2026

Approval

Reviewed by
DocuSigned by:
Joseph Cisneros June 11, 2026
A9CZZAC70FBC48C...
Joseph Cisneros - Deputy City Manager

Signed by:
Peter Kim June 12, 2026
D38706564B7C4C5...
Peter Kim - City Manager

Docusign Envelope ID: 7C28ED64-54F8-828C-83B5-20F829064891

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 01037 - ADMIRAL PEST CONTROL INC				
06/16/2026	2359810	ADMIRAL PEST CONTROL INC	5/22 GOPHER CONTROL/CP	175.00
06/16/2026	2360879	ADMIRAL PEST CONTROL INC	5/29 GOPHER CONTROL/CP	175.00
			Vendor 01037 - ADMIRAL PEST CONTROL INC Total:	**350.00**
Vendor: 05582 - ALAN BRANDON RIVERA				
06/16/2026	INV0027200	ALAN BRANDON RIVERA	4/17 Vision CLM	200.00
06/16/2026	INV0027200	ALAN BRANDON RIVERA	4/17 Vision CLM	120.00
06/16/2026	INV0027200	ALAN BRANDON RIVERA	4/17 Vision CLM	40.00
06/16/2026	INV0027200	ALAN BRANDON RIVERA	4/17 Vision CLM	40.00
			Vendor 05582 - ALAN BRANDON RIVERA Total:	**400.00**
Vendor: 01064 - ALL CITY MANAGEMENT SVC INC				
06/16/2026	PSINV106018	ALL CITY MANAGEMENT SVC I	4/26-5/9 CROSSING GUARD SVC/PD	7,700.41
06/16/2026	PSINV106372	ALL CITY MANAGEMENT SVC I	5/10-5/23 CROSSING GUARD SVC/PD	7,552.76
			Vendor 01064 - ALL CITY MANAGEMENT SVC INC Total:	**15,253.17**
Vendor: 05999 - AMBER MICHELLE GREGG NICHOLAS				
06/16/2026	LP2604	AMBER MICHELLE GREGG NIC	APR'26 CD HOUSING CONSULTANT	1,925.00
			Vendor 05999 - AMBER MICHELLE GREGG NICHOLAS Total:	**1,925.00**
Vendor: 01110 - ANEESA MOTALA				
06/16/2026	1015213.002	ANEESA MOTALA	5/30 GAZEBO DEPOSIT RFD	150.00
			Vendor 01110 - ANEESA MOTALA Total:	**150.00**
Vendor: 05695 - ANGEL AN				
06/16/2026	13501	ANGEL AN	5/2-5/30 KOREAN DRUM	169.00
06/16/2026	13505	ANGEL AN	5/2-5/30 KOREAN DANCE	169.00
06/16/2026	13509	ANGEL AN	5/2-5/30 KOREAN DANCE	97.50
			Vendor 05695 - ANGEL AN Total:	**435.50**
Vendor: 01015 - AT&T				
06/16/2026	25293932	AT&T	5/25#826-6272 TELEMETRY/WTR BAN 9391033974	63.45
06/16/2026	25330664	AT&T	6/1#995-1569 WALKER ST SYNCH - BAN 9391033976	32.49
06/16/2026	25349659	AT&T	6/4#523-4309 EOC LINES/PD-BAN 9391033970	249.21
06/16/2026	25349660	AT&T	6/4#523-7351FAX/PD-BAN 9391033971	33.77
			Vendor 01015 - AT&T Total:	**378.92**
Vendor: 05866 - AUTOZONE STORES LLC				
06/16/2026	5521985075	AUTOZONE STORES LLC	6/4 VEH MAINT SUPPLIES/LP-61	14.61
			Vendor 05866 - AUTOZONE STORES LLC Total:	**14.61**
Vendor: 01171 - B L WALLACE DISTRIBUTOR INC				
06/16/2026	20261486A	B L WALLACE DISTRIBUTOR IN	4/14 (4)MTR BOX LIDS/WTR	308.21
06/16/2026	20262073	B L WALLACE DISTRIBUTOR IN	5/20 MTR MAINT/WTR	648.44
06/16/2026	20262112	B L WALLACE DISTRIBUTOR IN	5/22 MTR MAINT/WTR	1,072.16
06/16/2026	20262254	B L WALLACE DISTRIBUTOR IN	6/2 MAINT RPR EQUIP/WTR	150.58
			Vendor 01171 - B L WALLACE DISTRIBUTOR INC Total:	**2,179.39**
Vendor: 05176 - BUREAU VERITAS NORTH AMERICA INC				
06/16/2026	26012965	BUREAU VERITAS NORTH AM	FEB'26 Bldg Insp Mlge/BSD	168.29
06/16/2026	26012965	BUREAU VERITAS NORTH AM	FEB'26 Permit Tech Svcs/BSD	4,410.00
06/16/2026	26012965	BUREAU VERITAS NORTH AM	FEB'26 Plan Ck Svcs Hourly/BS	5,725.58
06/16/2026	26012965	BUREAU VERITAS NORTH AM	FEB'26 Bldg Insp Svcs/BSD	6,412.50
06/16/2026	26012965	BUREAU VERITAS NORTH AM	FEB'26 Solar Plan Ck Svcs/BSD	300.00
06/16/2026	26012965	BUREAU VERITAS NORTH AM	FEB'26 BLDG OFF SVCS/BSD	1,330.00
06/16/2026	26021644	BUREAU VERITAS NORTH AM	MAR'26 Plan Ck Svcs Hourly/BSD	3,958.59
06/16/2026	26021644	BUREAU VERITAS NORTH AM	MAR'26 Bldg Insp Mlge/BSD	170.70

Docusign Envelope ID: 7C28ED64-54F8-828C-83B5-20F829064891

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
06/16/2026	26021644	BUREAU VERITAS NORTH AM	MAR'25 BLDG OFF SVCS/BSD	630.00
06/16/2026	26021644	BUREAU VERITAS NORTH AM	MAR'26 Solar Plan Ck Svcs/BS	900.00
06/16/2026	26021644	BUREAU VERITAS NORTH AM	MAR'26 Solar Plan Ck Svcs/BS	900.00
06/16/2026	26021644	BUREAU VERITAS NORTH AM	MAR'26 Permit Tech Svcs/BSD	5,635.00
06/16/2026	26021644	BUREAU VERITAS NORTH AM	MAR'26 Bldg Insp Svcs/BSD	8,455.00
06/16/2026	26023737	BUREAU VERITAS NORTH AM	APR'26 Bldg Insp Mlge/BSD	176.92
06/16/2026	26023737	BUREAU VERITAS NORTH AM	APR'26 BLDG OFF SVCS/BSD	910.00
06/16/2026	26023737	BUREAU VERITAS NORTH AM	APR'26 Solar Plan Ck Svcs/BS	1,200.00
06/16/2026	26023737	BUREAU VERITAS NORTH AM	APR'26 Solar Plan Ck Svcs/BS	1,200.00
06/16/2026	26023737	BUREAU VERITAS NORTH AM	APR'26 Bldg Insp Svcs/BSD	7,695.00
06/16/2026	26023737	BUREAU VERITAS NORTH AM	APR'26 Plan Ck Svcs Hourly/BSD	5,153.15
			Vendor 05176 - BUREAU VERITAS NORTH AMERICA INC Total:	**55,330.73**
Vendor: 02669 - CHARTER COMMUNICATIONS				
06/16/2026	188679701060726	CHARTER COMMUNICATIONS	6/11-7/10 Internet SVC/CH-ACCT NO.188679701	427.70
			Vendor 02669 - CHARTER COMMUNICATIONS Total:	**427.70**
Vendor: 05455 - CHARTER COMMUNICATIONS				
06/16/2026	188679101060726	CHARTER COMMUNICATIONS	6/11-7/10 INTERNET SVC/CY&CH-ACCT NO.188679101	1,621.30
			Vendor 05455 - CHARTER COMMUNICATIONS Total:	**1,621.30**
Vendor: 05456 - CHARTER COMMUNICATIONS				
06/16/2026	188678801060726	CHARTER COMMUNICATIONS	6/11-7/10 INTERNET SVC/WW-ACCT NO. 18867880	719.00
			Vendor 05456 - CHARTER COMMUNICATIONS Total:	**719.00**
Vendor: 03604 - CINTAS CORPORATION				
06/16/2026	4270046601	CINTAS CORPORATION	5/21 UNIFORM SVC/PW	65.51
06/16/2026	4270046601	CINTAS CORPORATION	5/21 UNIFORM SVC/PW	65.51
06/16/2026	4270046601	CINTAS CORPORATION	5/21 UNIFORM SVC/PW	67.12
06/16/2026	5338091301	CINTAS CORPORATION	5/26 FIRST AID SUPPLIES/PD	86.58
			Vendor 03604 - CINTAS CORPORATION Total:	**284.72**
Vendor: 01348 - CITY OF CYPRESS				
06/16/2026	13202	CITY OF CYPRESS	JAN-MAR'26 SIGNAL MAINT/PW	491.52
06/16/2026	13203	CITY OF CYPRESS	JAN-MAR'26 SIGNAL MAINT/PW	425.50
			Vendor 01348 - CITY OF CYPRESS Total:	**917.02**
Vendor: 01356 - CITY OF LA PALMA FLEXIBLE				
06/11/2026	INV0027276	CITY OF LA PALMA FLEXIBLE	Flex Spending Contributions - Dependent Care	192.31
06/11/2026	INV0027277	CITY OF LA PALMA FLEXIBLE	Flexible Spending Contributions - Medical	341.31
			Vendor 01356 - CITY OF LA PALMA FLEXIBLE Total:	**533.62**
Vendor: 01357 - CITY OF LA PALMA PETTY CASH				
06/16/2026	INV0027197	CITY OF LA PALMA PETTY CAS	5/27 PRIORITY MAIL/PD	13.85
06/16/2026	INV0027197	CITY OF LA PALMA PETTY CAS	5/28 SUPPLIES/PD	11.57
06/16/2026	INV0027197	CITY OF LA PALMA PETTY CAS	5/26-30 PUBLIC SFTY DSPTCH COURSE PRKNG/PD	15.00
			Vendor 01357 - CITY OF LA PALMA PETTY CASH Total:	**40.42**
Vendor: 06083 - CODY RYAN HENSHAW				
06/16/2026	INV0027195	CODY RYAN HENSHAW	5/26 RED DOT TRNG COURSE/PD	108.41
			Vendor 06083 - CODY RYAN HENSHAW Total:	**108.41**
Vendor: 04388 - CROSSTOWN ELECTRICAL & DATA INC				
06/16/2026	5456012	CROSSTOWN ELECTRICAL & D	APR'26 SIGNAL RPR/PW	1,861.89
06/16/2026	545626004	CROSSTOWN ELECTRICAL & D	APR'26 SIGNAL MAINT/PW	1,270.50

Docusign Envelope ID: 7C28ED64-54F8-828C-83B5-20F829064891

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
06/16/2026	545626005	CROSSTOWN ELECTRICAL & D	MAY'26 SIGNAL MAINT/PW	1,270.50
			Vendor 04388 - CROSSTOWN ELECTRICAL & DATA INC Total:	**4,402.89**
Vendor: 01453 - DAVID MORGAN				
06/16/2026	INV0027255	DAVID MORGAN	06/05 Vision CLM	100.00
06/16/2026	INV0027255	DAVID MORGAN	06/05 Vision CLM	260.00
06/16/2026	INV0027255	DAVID MORGAN	06/05 Vision CLM	40.00
			Vendor 01453 - DAVID MORGAN Total:	**400.00**
Vendor: 04735 - DAYNA EJERCITO				
06/16/2026	1014944.002	DAYNA EJERCITO	5/17 PAVILION DEPOSIT RFD	250.00
			Vendor 04735 - DAYNA EJERCITO Total:	**250.00**
Vendor: 06082 - DE NORA WATER TECHNOLOGIES, LLC				
06/16/2026	9200116114	DE NORA WATER TECHNOLOG	5/29 MAINT RPR EQUIP/WTR	3,496.22
06/16/2026	9200116205	DE NORA WATER TECHNOLOG	6/2 MAINT RPR MAT'L/WTR	24.80
			Vendor 06082 - DE NORA WATER TECHNOLOGIES, LLC Total:	**3,521.02**
Vendor: 04768 - DEBORAH BAKER				
06/16/2026	INV0027181	DEBORAH BAKER	3/12 Cal Cities OC Div Mtg/MPT	49.43
06/16/2026	INV0027182	DEBORAH BAKER	4/29-5/1 CJPIA Summit/MPT	327.34
			Vendor 04768 - DEBORAH BAKER Total:	**376.77**
Vendor: 01472 - DEPT OF JUSTICE				
06/16/2026	49092	DEPT OF JUSTICE	May '26 Fingerprint/CS Vol (9)	288.00
06/16/2026	49092	DEPT OF JUSTICE	May '26 Fingerprint/CS PT (2)	64.00
06/16/2026	49092	DEPT OF JUSTICE	May '26 Fingerprint/PD FT (2)	132.00
06/16/2026	49092	DEPT OF JUSTICE	May '26 Fingerprint/CS Inst (10)	320.00
			Vendor 01472 - DEPT OF JUSTICE Total:	**804.00**
Vendor: 04387 - DOG WASTE DEPOT				
06/16/2026	817954	DOG WASTE DEPOT	5/27 (4)CASES DOG WASTE BAGS/PW	173.96
			Vendor 04387 - DOG WASTE DEPOT Total:	**173.96**
Vendor: 03270 - DYLAN COOK				
06/16/2026	INV0027164	DYLAN COOK	5/17-20 POST SLI COURSE SESSION 4/PD	317.54
			Vendor 03270 - DYLAN COOK Total:	**317.54**
Vendor: 04787 - ENTERPRISE FM TRUST				
06/03/2026	FBN5616151	ENTERPRISE FM TRUST	APR'26 MAINT MGMT/PW & WTR	54.00
06/03/2026	FBN5616151	ENTERPRISE FM TRUST	APR26 LEASE PMT/LP-60	658.26
06/03/2026	FBN5616151	ENTERPRISE FM TRUST	APR'26 LEASE PMT/LP-57	672.79
06/03/2026	FBN5616151	ENTERPRISE FM TRUST	APR26 LEASE PMT/LP-58	679.38
06/03/2026	FBN5616151	ENTERPRISE FM TRUST	APR26 LEASE PMT/LP-56	814.62
06/03/2026	FBN5616151	ENTERPRISE FM TRUST	APR26 LEASE PMT/LP-62	1,220.47
06/03/2026	FBN5616151	ENTERPRISE FM TRUST	APR'26 LEASE PMT/LP-61	1,226.70
06/03/2026	FBN5616151	ENTERPRISE FM TRUST	APR26 LEASE PMT/LP-63	1,375.74
06/03/2026	FBN5616151	ENTERPRISE FM TRUST	APR'26 LEASE PMT/LP-64	1,431.25
06/03/2026	FBN5616151	ENTERPRISE FM TRUST	APR'26 FEES & CHARGES	122.00
06/03/2026	FBN5642208	ENTERPRISE FM TRUST	MAY'26 FEES & CHARGES	122.00
06/03/2026	FBN5642208	ENTERPRISE FM TRUST	MAY'26 LEASE PMT/LP-61	1,226.70
06/03/2026	FBN5642208	ENTERPRISE FM TRUST	MAY'26 LEASE PMT/LP-62	1,220.47
06/03/2026	FBN5642208	ENTERPRISE FM TRUST	MAY'26 LEASE PMT/LP-56	814.62
06/03/2026	FBN5642208	ENTERPRISE FM TRUST	MAY'26 MAINT MGMT/PW&WTR	54.00
06/03/2026	FBN5642208	ENTERPRISE FM TRUST	MAY'26 LEASE PMT/LP-58	679.38
06/03/2026	FBN5642208	ENTERPRISE FM TRUST	MAY'26 LEASE PMT/LP-57	672.79
06/03/2026	FBN5642208	ENTERPRISE FM TRUST	MAY'26 LEASE PMT/LP-63	1,375.74
06/03/2026	FBN5642208	ENTERPRISE FM TRUST	MAY'26 LEASE PMT/LP-64	1,431.25
06/03/2026	FBN5642208	ENTERPRISE FM TRUST	MAY'25 LEASE PMT/LP-60	658.26
			Vendor 04787 - ENTERPRISE FM TRUST Total:	**16,510.42**

Docusign Envelope ID: 7C28ED64-54F8-828C-83B5-20F829064891

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 06088 - ESTHER HONG				
06/16/2026	1014762.002	ESTHER HONG	5/17(6/27) COMM CTR CANCELLATION	-50.00
06/16/2026	1014762.002	ESTHER HONG	5/17 COMM CTR DEPOSIT REFUND	450.00
			Vendor 06088 - ESTHER HONG Total:	**400.00**
Vendor: 05860 - EVENT NEWS ENTERPRISE				
06/16/2026	163602	EVENT NEWS ENTERPRISE	5/20 LEGAL AD/UWMP	300.00
06/16/2026	163603	EVENT NEWS ENTERPRISE	5/20 LEGAL ADS/AB 2561 Vacancies	260.00
06/16/2026	163604	EVENT NEWS ENTERPRISE	5/20 LEGAL AD/Budget	260.00
06/16/2026	163724	EVENT NEWS ENTERPRISE	5/27 LEGAL AD/PHN UWPM	290.00
			Vendor 05860 - EVENT NEWS ENTERPRISE Total:	**1,110.00**
Vendor: 03961 - FACILITRON INC				
06/16/2026	USGBJWAA6SJM5	FACILITRON INC	6/8-7/30 POOL RNTL/REC	4,232.32
			Vendor 03961 - FACILITRON INC Total:	**4,232.32**
Vendor: 01611 - FEDERAL EXPRESS CORPORATION				
06/16/2026	930910918	FEDERAL EXPRESS CORPORATI	5/12 PRIORITY MAIL/PD	15.26
			Vendor 01611 - FEDERAL EXPRESS CORPORATION Total:	**15.26**
Vendor: 05272 - FLEETCOR TECHNOLOGIES INC - VP RACING				
06/03/2026	NP70500301	FLEETCOR TECHNOLOGIES INC	5/15 GASOLINE/PD	6,391.45
06/03/2026	NP70500301	FLEETCOR TECHNOLOGIES INC	5/15 GASOLINE/PW	401.66
06/03/2026	NP70500301	FLEETCOR TECHNOLOGIES INC	5/15 VOLUME DISCOUNT	-33.88
			Vendor 05272 - FLEETCOR TECHNOLOGIES INC - VP RACING Total:	**6,759.23**
Vendor: 01631 - FRANCHISE TAX BOARD				
06/11/2026	INV0027191	FRANCHISE TAX BOARD	State Tax Withholding	29.45
06/11/2026	INV0027300	FRANCHISE TAX BOARD	State Tax Withholding	10,594.19
			Vendor 01631 - FRANCHISE TAX BOARD Total:	**10,623.64**
Vendor: 01649 - GALLS, LLC				
06/16/2026	35169092	GALLS, LLC	5/27 (2)VEST CARRIER/PD	1,188.34
06/16/2026	35169094	GALLS, LLC	5/27 VEST CARRIER/PD	594.17
			Vendor 01649 - GALLS, LLC Total:	**1,782.51**
Vendor: 05806 - Gemini Group Consulting, LLC				
06/16/2026	2212	Gemini Group Consulting, LLC	2026 ANNUAL WATER QUALITY REPORT	6,107.05
			Vendor 05806 - Gemini Group Consulting, LLC Total:	**6,107.05**
Vendor: 01657 - GENE DE LEON				
06/16/2026	1014732.002	GENE DE LEON	5/16 COMM CTR DEP RFD	350.00
			Vendor 01657 - GENE DE LEON Total:	**350.00**
Vendor: 05719 - GISSELLE SIFUENTES				
06/16/2026	INV0027268	GISSELLE SIFUENTES	6/7 Vision CLM	235.00
			Vendor 05719 - GISSELLE SIFUENTES Total:	**235.00**
Vendor: 01673 - GOLDEN METERS SERVICE				
06/16/2026	2304	GOLDEN METERS SERVICE	5/28 (3)MTR TESTING/WTR	765.00
			Vendor 01673 - GOLDEN METERS SERVICE Total:	**765.00**
Vendor: 01674 - GOLDEN TOUCH TOWING				
06/16/2026	79531	GOLDEN TOUCH TOWING	5/27 TOWING FEE/CS#26-05886	290.00
			Vendor 01674 - GOLDEN TOUCH TOWING Total:	**290.00**
Vendor: 01678 - GOVERNMENT JOBS.COM INC				
06/16/2026	INV157261	GOVERNMENT JOBS.COM INC	NEOGOV 12-MO INSIGHT USE LIC	7,896.84
			Vendor 01678 - GOVERNMENT JOBS.COM INC Total:	**7,896.84**
Vendor: 01679 - GOVERNMENTAL FINANCIAL SVCS				
06/16/2026	INV0027241	GOVERNMENTAL FINANCIAL S	MAY'26 ACCOUNTING SVCS/ADM	2,404.87

Docusign Envelope ID: 7C28ED64-54F8-828C-83B5-20F829064891

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
06/16/2026	INV0027241	GOVERNMENTAL FINANCIAL S	MAY'26 ACCOUNTING SVCS/FIN	1,530.38
06/16/2026	INV0027241	GOVERNMENTAL FINANCIAL S	MAY'26 ACCOUNTING SVCS/FIN	1,237.50
06/16/2026	INV0027241	GOVERNMENTAL FINANCIAL S	MAY'26 ACCOUNTING SVCS/WTR	437.25
			Vendor 01679 - GOVERNMENTAL FINANCIAL SVCS Total:	**5,610.00**
Vendor: 01684 - GRAINGER				
06/16/2026	9937056654	GRAINGER	6/2 MAINT RPR MAT'L/WTR	1,335.06
			Vendor 01684 - GRAINGER Total:	**1,335.06**
Vendor: 05956 - GRANT ROMANCIA				
06/16/2026	2632	GRANT ROMANCIA	5/27 PHOTO SVCS/MEM DAY	835.00
			Vendor 05956 - GRANT ROMANCIA Total:	**835.00**
Vendor: 04597 - GREENTECH LANDSCAPE INC				
06/16/2026	64409	GREENTECH LANDSCAPE INC	MAY'26 MOWING, VINE TRIM, & MEDIAN MAINT	5,768.40
06/16/2026	64409	GREENTECH LANDSCAPE INC	MAY'26 MOWING, VINE TRIM, & MEDIAN MAINT	45.60
06/16/2026	64409	GREENTECH LANDSCAPE INC	MAY'26 MOWING, VINE TRIM, & MEDIAN MAINT	1,835.40
06/16/2026	64409	GREENTECH LANDSCAPE INC	MAY'26 MOWING, VINE TRIM, & MEDIAN MAINT	3,750.60
			Vendor 04597 - GREENTECH LANDSCAPE INC Total:	**11,400.00**
Vendor: 05303 - HEALTH AND HUMAN RESOURCES CENTER INC				
06/16/2026	E0370857	HEALTH AND HUMAN RESOU	Jul'26 EAP	129.60
			Vendor 05303 - HEALTH AND HUMAN RESOURCES CENTER INC Total:	**129.60**
Vendor: 02642 - HOME DEPOT				
06/16/2026	1022123	HOME DEPOT	6/4 MAINT RPR MAT'L/WTR	1,146.01
06/16/2026	5284544	HOME DEPOT	5/21 SUPPLIES/PW	40.31
06/16/2026	6535007	HOME DEPOT	5/20 SUPPLIES/PW	34.46
06/16/2026	7511841	HOME DEPOT	5/19 VEHICLE SUPPLIES-LP-62&65	172.31
06/16/2026	8212090	HOME DEPOT	5/18 SUPPLIES/MEM DAY	107.75
06/16/2026	8212178	HOME DEPOT	5/18 SUPPLIES/MEM DAY	86.20
			Vendor 02642 - HOME DEPOT Total:	**1,587.04**
Vendor: 05623 - HOUSTON & HARRIS PCS INC				
06/16/2026	2627265	HOUSTON & HARRIS PCS INC	5/4-29 SEWER CLEANING/MAINT	59,103.83
			Vendor 05623 - HOUSTON & HARRIS PCS INC Total:	**59,103.83**
Vendor: 04817 - INDUSTRIAL TECHNICAL SERVICES				
06/16/2026	19148F	INDUSTRIAL TECHNICAL SERVI	6/4 MAINT RPR EQUIP/WTR	2,875.00
			Vendor 04817 - INDUSTRIAL TECHNICAL SERVICES Total:	**2,875.00**
Vendor: 05649 - INFINITY TECHNOLOGIES				
06/16/2026	5483	INFINITY TECHNOLOGIES	APR'26 IT SVCS	13,083.00
06/16/2026	5483	INFINITY TECHNOLOGIES	APR'26 SENTINEL ONE	756.00
06/16/2026	5483	INFINITY TECHNOLOGIES	APR'26 DUO	156.00
06/16/2026	5588	INFINITY TECHNOLOGIES	MAY'26 IT SVCS	13,083.00
06/16/2026	5588	INFINITY TECHNOLOGIES	MAY'26 SENTINEL ONE	742.00
06/16/2026	5588	INFINITY TECHNOLOGIES	MAY'26 DUO	156.00
06/16/2026	5602	INFINITY TECHNOLOGIES	MAY'26 IT SVCS - SP PROJ	1,504.44
06/16/2026	5602	INFINITY TECHNOLOGIES	MAY'26 IT SVCS - SP PROJ	1,504.44
06/16/2026	5602	INFINITY TECHNOLOGIES	MAY'26 IT SVCS - SP PROJ	1,504.44
06/16/2026	5602	INFINITY TECHNOLOGIES	MAY'26 IT SVCS - SP PROJ	1,504.44
06/16/2026	5602	INFINITY TECHNOLOGIES	MAY'26 IT SVCS - SP PROJ	2,256.67
06/16/2026	5602	INFINITY TECHNOLOGIES	MAY'26 IT SVCS - SP PROJ	1,504.44
06/16/2026	5602	INFINITY TECHNOLOGIES	MAY'26 IT SVCS - SP PROJ	1,504.44
06/16/2026	5602	INFINITY TECHNOLOGIES	MAY'26 IT SVCS - SP PROJ	2,256.69

Docusign Envelope ID: 7C28ED64-54F8-828C-83B5-20F829064891

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
06/16/2026	5603	INFINITY TECHNOLOGIES	MAY'26 IT SVCS-PROOFPT	504.00
			Vendor 05649 - INFINITY TECHNOLOGIES Total:	**42,020.00**
Vendor: 01764 - INTERNAL REVENUE SERVICE				
06/11/2026	INV0027190	INTERNAL REVENUE SERVICE	Federal Tax Withholding	66.43
06/11/2026	INV0027192	INTERNAL REVENUE SERVICE	Medicare	9.60
06/11/2026	INV0027299	INTERNAL REVENUE SERVICE	Federal Tax Withholding	23,830.70
06/11/2026	INV0027301	INTERNAL REVENUE SERVICE	Medicare	7,001.94
			Vendor 01764 - INTERNAL REVENUE SERVICE Total:	**30,908.67**
Vendor: 06065 - IRON MOUNTAIN				
06/16/2026	LJWV729	IRON MOUNTAIN	JUN'26 Records Storage	328.21
			Vendor 06065 - IRON MOUNTAIN Total:	**328.21**
Vendor: 05768 - ISSAC CAMPOS				
06/16/2026	INV0027194	ISSAC CAMPOS	5/26 RED DOT TRNG COURSE/PD	72.16
			Vendor 05768 - ISSAC CAMPOS Total:	**72.16**
Vendor: 06092 - JAVIER MARIN ORTIZ				
06/16/2026	1015228.002	JAVIER MARIN ORTIZ	5/31 PAVILION DEPOSIT RFD	150.00
			Vendor 06092 - JAVIER MARIN ORTIZ Total:	**150.00**
Vendor: 01839 - JAYESH PATEL				
06/16/2026	1014930.002	JAYESH PATEL	5/21 PAVILION DEPOSIT RFD	250.00
			Vendor 01839 - JAYESH PATEL Total:	**250.00**
Vendor: 03559 - JEFF JENKINS SERVICE TECHNICIAN				
06/16/2026	2308	JEFF JENKINS SERVICE TECHNI	4/23 CHLORINE GENERATOR/CY	1,025.35
06/16/2026	2309	JEFF JENKINS SERVICE TECHNI	4/27 CHLORINE GENERATOR/WW	1,023.71
			Vendor 03559 - JEFF JENKINS SERVICE TECHNICIAN Total:	**2,049.06**
Vendor: 01801 - JHM SUPPLY INC				
06/16/2026	1183723	JHM SUPPLY INC	6/2 IRRIGATION SUPPLIES/MEDIANS	522.64
			Vendor 01801 - JHM SUPPLY INC Total:	**522.64**
Vendor: 06091 - KEVIN DODGE				
06/16/2026	1014763.002	KEVIN DODGE	5/16 PAVILION DEPOSIT RFD	150.00
			Vendor 06091 - KEVIN DODGE Total:	**150.00**
Vendor: 01957 - KONICA MINOLTA BUSINESS				
06/11/2026	9010899242	KONICA MINOLTA BUSINESS	MAR'26-MAY'26 FLEET AGGREGATE BASE	1,482.07
			Vendor 01957 - KONICA MINOLTA BUSINESS Total:	**1,482.07**
Vendor: 05694 - L N CURTIS & SONS				
06/16/2026	INV1073353	L N CURTIS & SONS	5/26 UNIFORM RPR/PD	44.95
			Vendor 05694 - L N CURTIS & SONS Total:	**44.95**
Vendor: 01975 - L P G E A				
06/11/2026	INV0027278	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				
06/16/2026	INV0027227	LA PALMA INTERCOMMUNITY	MAY'26 MEALS ON WHEELS	740.00
06/16/2026	INV0027228	LA PALMA INTERCOMMUNITY	APR'26 MEALS ON WHEELS	649.00
			Vendor 01984 - LA PALMA INTERCOMMUNITY HOSPITAL Total:	**1,389.00**
Vendor: 01988 - LA PALMA POLICE ASSN				
06/11/2026	INV0027279	LA PALMA POLICE ASSN	LPPA Dues Withheld	1,370.75
			Vendor 01988 - LA PALMA POLICE ASSN Total:	**1,370.75**
Vendor: 04657 - LISA AMSELL				
06/16/2026	13468	LISA AMSELL	5/2-30 MARTIAL ARTS	32.50
			Vendor 04657 - LISA AMSELL Total:	**32.50**

Docusign Envelope ID: 7C28ED64-54F8-828C-83B5-20F829064891

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 01976 - LPPEA				
06/11/2026	INV0027280	LPPEA	LPPEA Dues Withheld	90.00
			Vendor 01976 - LPPEA Total:	**90.00**
Vendor: 06089 - MARIETTA LLAMAS				
06/16/2026	1014938.002	MARIETTA LLAMAS	5/17 COMM CTR DEPOSIT RF	350.00
			Vendor 06089 - MARIETTA LLAMAS Total:	**350.00**
Vendor: 06090 - MATTHEW MYERS				
06/16/2026	1015110.002	MATTHEW MYERS	5/16 GAZEBO DEPOSIT RFD	150.00
			Vendor 06090 - MATTHEW MYERS Total:	**150.00**
Vendor: 06084 - MEGAN MAUREEN MARTINEZ-KING				
06/16/2026	INV0027162	MEGAN MAUREEN MARTINEZ	5/11-15 POST PUBLIC SAFETY DSPTCH COURSE WK2/PD	230.30
06/16/2026	INV0027163	MEGAN MAUREEN MARTINEZ	5/18-22 POST PUBLIC SAFETY DSPTCH COURSE WK3/PD	230.30
06/16/2026	INV0027198	MEGAN MAUREEN MARTINEZ	5/26-30 POST PUBLIC SAFETY DSPTCH COURSE WK4/PD	230.30
			Vendor 06084 - MEGAN MAUREEN MARTINEZ-KING Total:	**690.90**
Vendor: 02183 - MINUTEMAN PRESS				
06/16/2026	99351	MINUTEMAN PRESS	(2,655)WTR BILL INSERTS/WT	318.86
06/16/2026	99351A	MINUTEMAN PRESS	(2655)WTR BILL INSERTS/WT	318.86
			Vendor 02183 - MINUTEMAN PRESS Total:	**637.72**
Vendor: 01752 - MISSION SQUARE - PLAN 302549				
06/11/2026	INV0027189	MISSION SQUARE - PLAN 302	Deferred Comp	3.28
06/11/2026	INV0027287	MISSION SQUARE - PLAN 302	Deferred Comp	1,201.13
06/11/2026	INV0027288	MISSION SQUARE - PLAN 302	Deferred Comp	755.00
06/11/2026	INV0027289	MISSION SQUARE - PLAN 302	Deferred Comp	5,071.24
			Vendor 01752 - MISSION SQUARE - PLAN 302549 Total:	**7,030.65**
Vendor: 02197 - MOTION PICTURE LICENSING CORP				
06/16/2026	504477170	MOTION PICTURE LICENSING	JUL'26-JUN'27 MOVIE LICENS	942.82
			Vendor 02197 - MOTION PICTURE LICENSING CORP Total:	**942.82**
Vendor: 05793 - MYERS & SONS HI-WAY SAFETY, INC				
06/16/2026	187099	MYERS & SONS HI-WAY SAFET	6/3 STREET SIGNS/PW	4,083.52
			Vendor 05793 - MYERS & SONS HI-WAY SAFETY, INC Total:	**4,083.52**
Vendor: 06093 - NALLAMMAI VIJAYAKUMAR				
06/16/2026	1015105.002	NALLAMMAI VIJAYAKUMAR	5/30 PAVILION DEPOSIT RFD	250.00
			Vendor 06093 - NALLAMMAI VIJAYAKUMAR Total:	**250.00**
Vendor: 05872 - NORMA ALLEY				
06/16/2026	INV0027183	NORMA ALLEY	2/4 OC Clerk Mtg/Clerk	26.98
06/16/2026	INV0027184	NORMA ALLEY	5/13 OC-ROV Mtg/Clerk	24.65
06/16/2026	INV0027185	NORMA ALLEY	3/24 Clerk Mtg/Clerk	6.24
06/16/2026	INV0027186	NORMA ALLEY	4/29-30 CMCA Conf/Clerk	26.39
			Vendor 05872 - NORMA ALLEY Total:	**84.26**
Vendor: 02248 - OCCUPATIONAL HEALTH CENTERS OF CA				
06/16/2026	91135071	OCCUPATIONAL HEALTH CENT	5/20 EMPL PHYS/(1) CS PT	728.00
			Vendor 02248 - OCCUPATIONAL HEALTH CENTERS OF CA Total:	**728.00**
Vendor: 02290 - PACIFIC TELEMANAGEMENT SVCS				
06/16/2026	2153924	PACIFIC TELEMANAGEMENT S	6/1#739-9846 PAYPHONE/PD	78.00
			Vendor 02290 - PACIFIC TELEMANAGEMENT SVCS Total:	**78.00**
Vendor: 02279 - PERS RETIREMENT				
06/11/2026	INV0027187	PERS RETIREMENT	CalPERS Employee Contribution	25.37
06/11/2026	INV0027188	PERS RETIREMENT	CalPERS Employer Contributio	26.05
06/11/2026	INV0027281	PERS RETIREMENT	CalPERS Employee Contribution	1,453.90
06/11/2026	INV0027282	PERS RETIREMENT	CalPERS Employer Contributio	2,924.15
06/11/2026	INV0027283	PERS RETIREMENT	CalPERS Employee Contribution	2,146.88

Docusign Envelope ID: 7C28ED64-54F8-828C-83B5-20F829064891

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
06/11/2026	INV0027284	PERS RETIREMENT	CalPERS Employer Contributio	3,125.23
06/11/2026	INV0027285	PERS RETIREMENT	CalPERS Employee Contribution	4,580.75
06/11/2026	INV0027286	PERS RETIREMENT	CalPERS Employer Contributio	4,704.86
06/11/2026	INV0027291	PERS RETIREMENT	CalPERS Employee Contribution	1,160.63
06/11/2026	INV0027292	PERS RETIREMENT	CalPERS Employer Contributio	3,784.95
06/11/2026	INV0027293	PERS RETIREMENT	CalPERS Employee Contribution	459.30
06/11/2026	INV0027294	PERS RETIREMENT	CalPERS Employer Contributio	1,188.94
06/11/2026	INV0027295	PERS RETIREMENT	CalPERS Employee Contribution	8,803.16
06/11/2026	INV0027296	PERS RETIREMENT	CalPERS Employer Contributio	8,923.04
06/11/2026	INV0027297	PERS RETIREMENT	Employee Survivor Contribution Amount	46.50
			Vendor 02279 - PERS RETIREMENT Total:	**43,353.71**
Vendor: 02314 - PETER KIM				
06/16/2026	INV0027272	PETER KIM	FY25/26 Wellness Reimb/CM	427.00
			Vendor 02314 - PETER KIM Total:	**427.00**
Vendor: 04291 - POLLARDWATER				
06/16/2026	WP086273	POLLARDWATER	5/14 MAINT RPR MAT'L/WTR	294.46
06/16/2026	WP086289	POLLARDWATER	5/13 SMALL TOOLS EQUIP/WTR	81.50
			Vendor 04291 - POLLARDWATER Total:	**375.96**
Vendor: 05732 - RING CENTRAL INC				
06/16/2026	CD_001461170	RING CENTRAL INC	CITYWIDE PHONE SYSTEM & SUPPORT - JUNE'26	2,184.52
			Vendor 05732 - RING CENTRAL INC Total:	**2,184.52**
Vendor: 03303 - RIO HONDO COLLEGE				
06/16/2026	INV0027180	RIO HONDO COLLEGE	6/29-7/3 FIELD TRAINING OFFICER COURSE/PD	89.00
06/16/2026	S26288ZLPM	RIO HONDO COLLEGE	5/4-30 POST PUBLIC SAFETY DSPTCH COURSE/PD	372.00
			Vendor 03303 - RIO HONDO COLLEGE Total:	**461.00**
Vendor: 05998 - SEAN LEE BURDETTE				
06/16/2026	161	SEAN LEE BURDETTE	4/24 QTRLY PM SVCS/CC	1,787.50
06/16/2026	161	SEAN LEE BURDETTE	4/24 QTRLY PM SVCS/CY	300.00
06/16/2026	177	SEAN LEE BURDETTE	5/20 HVAC SVC/PD	325.00
			Vendor 05998 - SEAN LEE BURDETTE Total:	**2,412.50**
Vendor: 04859 - SIERRA ANALYTICAL LABS INC				
06/16/2026	6F03003	SIERRA ANALYTICAL LABS INC	APR'26 WATER SAMPLES	2,998.12
06/16/2026	6F03004	SIERRA ANALYTICAL LABS INC	MAY'26 WATER SAMPLES	4,232.84
			Vendor 04859 - SIERRA ANALYTICAL LABS INC Total:	**7,230.96**
Vendor: 02535 - SMART & FINAL				
06/16/2026	20501	SMART & FINAL	5/26 SUPPLIES/PC	170.85
06/16/2026	63501	SMART & FINAL	6/2 SUPPLIES/REC	59.59
			Vendor 02535 - SMART & FINAL Total:	**230.44**
Vendor: 02552 - SOUTH COAST AQMD				
06/16/2026	4723982	SOUTH COAST AQMD	FY25/26 EMISSIONS FEE/ID#174042	172.49
06/16/2026	4729812	SOUTH COAST AQMD	FY26/27 OPERATING FEE/ID# 83558	583.73
06/16/2026	4731591	SOUTH COAST AQMD	FY26/27 EMISSIONS FEE/ID#83558	176.41
			Vendor 02552 - SOUTH COAST AQMD Total:	**932.63**
Vendor: 02555 - SOUTHERN CALIFORNIA EDISON LEASE				
06/16/2026	7701280499	SOUTHERN CALIFORNIA EDIS	OCT'25-SEPT'26 SCE ROW LEASE/PW	24,799.28
			Vendor 02555 - SOUTHERN CALIFORNIA EDISON LEASE Total:	**24,799.28**

Docusign Envelope ID: 7C28ED64-54F8-828C-83B5-20F829064891

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 02556 - SOUTHERN CALIFORNIA EDISON				
06/09/2026	INV0027273	SOUTHERN CALIFORNIA EDIS	5/18 7701 BARBI/PED	28.19
06/09/2026	INV0027274	SOUTHERN CALIFORNIA EDIS	5/14 6998 WALKER TC1	95.73
06/09/2026	INV0027275	SOUTHERN CALIFORNIA EDIS	5/20 7831 WALKER/CP	250.78
			Vendor 02556 - SOUTHERN CALIFORNIA EDISON Total:	**374.70**
Vendor: 02568 - STAPLES BUSINESS ADVANTAGE				
06/16/2026	6064763267	STAPLES BUSINESS ADVANTAG	5/28 OFFICE SUPPLIES/PD	76.02
			Vendor 02568 - STAPLES BUSINESS ADVANTAGE Total:	**76.02**
Vendor: 06066 - STEP SAVER CA LLC				
06/16/2026	379676	STEP SAVER CA LLC	5/18 WATER TREATMENT SUPP/CY	125.55
06/16/2026	379677	STEP SAVER CA LLC	5/18 WATER TREATMENT SUPP/WW	136.76
06/16/2026	379845	STEP SAVER CA LLC	6/2 WTR TREATMENT SUPPLIES/CY	113.22
06/16/2026	379846	STEP SAVER CA LLC	6/2 WTR TREATMENT SUPP/WW	133.40
			Vendor 06066 - STEP SAVER CA LLC Total:	**508.93**
Vendor: 01620 - STEVE A. FILARSKY ATTORNEY AT LAW				
06/16/2026	INV0027225	STEVE A. FILARSKY ATTORNEY	5/15 Labor Atty Svcs	216.00
			Vendor 01620 - STEVE A. FILARSKY ATTORNEY AT LAW Total:	**216.00**
Vendor: 05918 - STEVEN MANSY				
06/16/2026	1015212.002	STEVEN MANSY	5/23 PAVILION DEPOSIT RFD	150.00
			Vendor 05918 - STEVEN MANSY Total:	**150.00**
Vendor: 02655 - THE WORKSHOP				
06/16/2026	75602	THE WORKSHOP	(250)BUSINESS CARDS/PD	82.38
			Vendor 02655 - THE WORKSHOP Total:	**82.38**
Vendor: 04630 - T-MOBILE USA INC				
06/16/2026	INV0026984	T-MOBILE USA INC	3/21-4/20 UAS DATA PLAN/PD - Acct. 971557340	33.50
06/16/2026	INV0027240	T-MOBILE USA INC	4/21-5/20 UAS DATA PLAN/PD - Acct. 971557340	33.50
			Vendor 04630 - T-MOBILE USA INC Total:	**67.00**
Vendor: 05525 - TOWNSEND PUBLIC AFFAIRS INC				
06/16/2026	25479	TOWNSEND PUBLIC AFFAIRS I	JUN'26 GRANT WRITING&FUNDING CONSULTING SVCS	2,200.00
06/16/2026	25479	TOWNSEND PUBLIC AFFAIRS I	JUN'26 GRANT WRITING&FUNDING CONSULTING SVCS	1,925.00
06/16/2026	25479	TOWNSEND PUBLIC AFFAIRS I	JUN'26 GRANT WRITING&FUNDING CONSULTING SVCS	1,375.00
			Vendor 05525 - TOWNSEND PUBLIC AFFAIRS INC Total:	**5,500.00**
Vendor: 02947 - TRUTH BE TOLD POLYGRAPH LLC				
06/16/2026	LPPD202605	TRUTH BE TOLD POLYGRAPH L	5/25 POLYGRAPH/PD	275.00
			Vendor 02947 - TRUTH BE TOLD POLYGRAPH LLC Total:	**275.00**
Vendor: 02706 - U S BANK INSTITUTIONAL TRUST-WESTERN REGION				
06/11/2026	INV0027290	U S BANK INSTITUTIONAL TRU	PARS Part Time Retirement Contributions	631.06
			Vendor 02706 - U S BANK INSTITUTIONAL TRUST-WESTERN REGION Total:	**631.06**
Vendor: 06061 - UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA				
06/16/2026	25263986	UNDERGROUND SERVICE ALE	MAY'26 STATE FEES	15.79
06/16/2026	25263986	UNDERGROUND SERVICE ALE	MAY'26 STATE FEES	15.79
06/16/2026	520260406	UNDERGROUND SERVICE ALE	(64)DIG-ALERT NOTICES/PW	73.80
06/16/2026	520260406	UNDERGROUND SERVICE ALE	(64)DIG-ALERT NOTICES/PW	73.80
			Vendor 06061 - UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA Total:	**179.18**

Docusign Envelope ID: 7C28ED64-54F8-828C-83B5-20F829064891

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 02742 - VERIZON WIRELESS				
06/16/2026	6143797680	VERIZON WIRELESS	4/17-5/16 CELL PHONES/REC	54.06
06/16/2026	6143797680	VERIZON WIRELESS	4/17-5/16 MACHINE TO MACHINE	150.16
06/16/2026	6143797681	VERIZON WIRELESS	4/17-5/16 SEDARU DATA PLAN/WTR	46.20
06/16/2026	6143797681	VERIZON WIRELESS	4/17-5/16 DATA ACCESS/WTR	140.14
			Vendor 02742 - VERIZON WIRELESS Total:	**390.56**
Vendor: 05820 - WAXIE'S ENTERPRISES, LLC, A BRADY PLUS COMPANY				
06/16/2026	83955148	WAXIE'S ENTERPRISES, LLC, A	6/1 JANITORIAL SUPPLIES/PW	1,164.73
06/16/2026	83958200	WAXIE'S ENTERPRISES, LLC, A	6/2 JANITORIAL SUPPLIES/PW	105.02
			Vendor 05820 - WAXIE'S ENTERPRISES, LLC, A BRADY PLUS COMPANY Total:	**1,269.75**
Vendor: 04196 - WECK LABORATORIES INC				
06/16/2026	W6F0571	WECK LABORATORIES INC	6/1 WTR SAMPLES/CY	200.00
			Vendor 04196 - WECK LABORATORIES INC Total:	**200.00**
Vendor: 03987 - WEX HEALTH INC				
06/16/2026	2382363INV	WEX HEALTH INC	May'26 Flex Adm Svc	50.00
			Vendor 03987 - WEX HEALTH INC Total:	**50.00**
Vendor: 02782 - WON KOH				
06/16/2026	INV0027226	WON KOH	4/17 Vision CLM	291.00
			Vendor 02782 - WON KOH Total:	**291.00**
Vendor: 02788 - WRIGHT EXPRESS				
06/04/2026	112255812	WRIGHT EXPRESS	4/30 GASOLINE/PD	1,783.72
06/04/2026	112255812	WRIGHT EXPRESS	4/30 GASOLINE/PW	645.03
06/04/2026	112255812	WRIGHT EXPRESS	4/30 GASOLINE REBATE	-12.28
06/04/2026	112255812	WRIGHT EXPRESS	4/30 GASOLINE/WTR	1,170.74
06/05/2026	112931162	WRIGHT EXPRESS	5/31 GASOLINE/PD	2,820.19
06/05/2026	112931162	WRIGHT EXPRESS	5/31 ADJUSTMENT FEE/PD	435.96
06/05/2026	112931162	WRIGHT EXPRESS	5/31 GASOLINE REBATE	-18.23
06/05/2026	112931162	WRIGHT EXPRESS	5/31 GASOLINE/PW	500.97
06/05/2026	112931162	WRIGHT EXPRESS	5/31 ADJUSTMENT FEE/PW	77.44
06/05/2026	112931162	WRIGHT EXPRESS	5/31 ADJUSTMENT FEE/WTR	345.08
06/05/2026	112931162	WRIGHT EXPRESS	5/31 GASOLINE/WTR	2,232.36
			Vendor 02788 - WRIGHT EXPRESS Total:	**9,980.98**
Vendor: 02801 - YOUNG LEADERS OF ORANGE COUNTY				
06/16/2026	13520	YOUNG LEADERS OF ORANGE	5/2-5/23 MATH COMPETITIO	448.50
			Vendor 02801 - YOUNG LEADERS OF ORANGE COUNTY Total:	**448.50**
			Grand Total:	**430,528.43**

City of La Palma, CA

Warrant Register
By Vendor Name

Payment Dates 6/17/2026 - 7/7/2026

Approval

Reviewed by
DocuSigned by:
Joseph Cisneros July 1, 2026
A0C77AC70FBC48C...
Joseph Cisneros - Deputy City Manager

Signed by:
Peter Kim July 1, 2026
D3870B564B7C4C5...
Peter Kim - City Manager

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 06103 - 4IMPRINT, INC.				
07/07/2026	31711189	4IMPRINT, INC.	6/17 PROMO ITEMS/CIVIC EXPO	2,639.29
			Vendor 06103 - 4IMPRINT, INC. Total:	**2,639.29**
Vendor: 01037 - ADMIRAL PEST CONTROL INC				
07/07/2026	2356399	ADMIRAL PEST CONTROL INC	5/1 PEST CONTROL/CS	179.00
07/07/2026	2356420	ADMIRAL PEST CONTROL INC	5/1 GOPHER CONTROL/CP	175.00
07/07/2026	2361827	ADMIRAL PEST CONTROL INC	6/5 PEST CONTROL/CY	205.00
07/07/2026	2361848	ADMIRAL PEST CONTROL INC	6/5 PEST CONTROL/WW	123.00
07/07/2026	2361852	ADMIRAL PEST CONTROL INC	6/5 GOPHER CONTROL/CP	179.00
07/07/2026	2361869	ADMIRAL PEST CONTROL INC	6/5 PEST CONTOL/5410 LA PALMA	64.00
07/07/2026	2361871	ADMIRAL PEST CONTROL INC	6/5 PEST CONTROL/CH&PD	194.00
07/07/2026	2362898	ADMIRAL PEST CONTROL INC	6/11 GOPHER CONTROL/CP	175.00
07/07/2026	2364068	ADMIRAL PEST CONTROL INC	6/18 GOPHER CONTROL/CP	175.00
07/07/2026	2365252	ADMIRAL PEST CONTROL INC	6/26 GOPHER CONTROL/CP	175.00
			Vendor 01037 - ADMIRAL PEST CONTROL INC Total:	**1,644.00**
Vendor: 06097 - ADRIANA ZIEGENBUSCH				
07/07/2026	1014572.002	ADRIANA ZIEGENBUSCH	8/29 COMM CTR CANCELLATION	-50.00
07/07/2026	1014572.002	ADRIANA ZIEGENBUSCH	8/29 COMM CTR DEPOSIT RF	450.00
			Vendor 06097 - ADRIANA ZIEGENBUSCH Total:	**400.00**
Vendor: 01042 - AETNA US HEALTHCARE				
07/07/2026	J3243851	AETNA US HEALTHCARE	Jul '26 Dental Premium	4,750.10
			Vendor 01042 - AETNA US HEALTHCARE Total:	**4,750.10**
Vendor: 01046 - AFFORDABLE GENERATOR SVCS INC				
07/07/2026	29526	AFFORDABLE GENERATOR SV	6/16 GENERATOR SVC/CP	617.74
			Vendor 01046 - AFFORDABLE GENERATOR SVCS INC Total:	**617.74**
Vendor: 01047 - AFLAC				
07/07/2026	302962	AFLAC	Jun '26 AFLAC/PD	336.40
			Vendor 01047 - AFLAC Total:	**336.40**
Vendor: 01064 - ALL CITY MANAGEMENT SVC INC				
07/07/2026	PSINV106739	ALL CITY MANAGEMENT SVC I	5/24-6/6 CROSSING GUARD SVCS/PD	2,183.58
			Vendor 01064 - ALL CITY MANAGEMENT SVC INC Total:	**2,183.58**
Vendor: 05789 - AMAZON.COM SERVICES LLC				
06/27/2026	177F-LNH3-PVKD	AMAZON.COM SERVICES LLC	4/20 OFFICE SUPPLIES/CDD	44.56
06/27/2026	19K6-C7CK-GC9L	AMAZON.COM SERVICES LLC	4/29 (80)BADGE REELS/HR	43.01
06/27/2026	1RPK-WCC7-V34R	AMAZON.COM SERVICES LLC	5/4 SUPPLIES/EMPL RECOG	19.58
06/27/2026	1Q7D-W4Y6-T7H4	AMAZON.COM SERVICES LLC	5/4 SUPPLIES/EMPL RECOG	10.86
06/27/2026	1F7Q-97MD-D9LN	AMAZON.COM SERVICES LLC	4/21 OFFICE SUPPLIES/CDD	43.49
06/27/2026	1VH6-GJ16-JRTM	AMAZON.COM SERVICES LLC	5/12 COMP SUPPLIES/IT	14.33
06/27/2026	1HJH-NHPF-3YMM	AMAZON.COM SERVICES LLC	6/2 COMP SUPPLIES/IT	29.25
06/27/2026	1D9W-WN3V-6P34	AMAZON.COM SERVICES LLC	5/6 COMP EQUIP/IT	51.65
06/27/2026	1CNX-WDCT-RDL9	AMAZON.COM SERVICES LLC	4/20 OFFICE SUPPLIES/FIN	65.53
06/27/2026	1FK4-P3KR-PHXP	AMAZON.COM SERVICES LLC	4/16 OFFICE SUPPLIES/FIN	58.91
06/27/2026	1K4Q-CNGJ-37K1	AMAZON.COM SERVICES LLC	5/13 KITCHEN SUPPLIES/CH	159.42
06/27/2026	1NGM-9H7F-J4C3	AMAZON.COM SERVICES LLC	5/27 OFFICE SUPPLIES/FIN	12.91
06/27/2026	11JG-N9CW-1P9R	AMAZON.COM SERVICES LLC	5/14 KITCHEN SUPPLIES/CH	72.45
06/27/2026	1XKL3LWFHHHP	AMAZON.COM SERVICES LLC	5/12 OFFICE SUPPLIES/REC	15.20
06/27/2026	1NY17K6MJDJN	AMAZON.COM SERVICES LLC	5/11 SUPPLIES/CAB	109.52
06/27/2026	1M7LJ4DP4JJR	AMAZON.COM SERVICES LLC	5/6 SUPPLIES/DC	106.03
06/27/2026	1KNCVWRC9431	AMAZON.COM SERVICES LLC	6/2 SUPPLIES/DC	600.05
06/27/2026	1FK4P3KRQN1C	AMAZON.COM SERVICES LLC	4/20 OFFICE SUPPLIES/REC	358.71
06/27/2026	19X9HYMXD7QM	AMAZON.COM SERVICES LLC	5/28 SUPPLIES/CINEMA	48.69
06/27/2026	163WJ3TXG6LH	AMAZON.COM SERVICES LLC	4/29 FURN & FIXTURE SUPPLIES/REC	54.36
06/27/2026	1M6P-46VC-TQFC	AMAZON.COM SERVICES LLC	6/3 OFFICESUPPLIES/PW	119.60
06/27/2026	11VY-TG94-KPWF	AMAZON.COM SERVICES LLC	4/21 OFFICE SUPPLIES/PW	153.91

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
06/27/2026	1LRM-1D41-14HY	AMAZON.COM SERVICES LLC	4/20 OFFICE SUPPLIES/PW	445.85
06/27/2026	1DPC-YQXL-DK6P	AMAZON.COM SERVICES LLC	4/22 OFFICE SUPPLIES/PW	35.05
06/27/2026	1YXV-97WG-VML7	AMAZON.COM SERVICES LLC	5/29 OFFICE SUPPLIES/PW	48.86
			Vendor 05789 - AMAZON.COM SERVICES LLC Total:	**2,721.78**
Vendor: 05999 - AMBER MICHELLE GREGG NICHOLAS				
07/07/2026	LP2605	AMBER MICHELLE GREGG NIC	MAY'26 CD HOUSING CONSULTANT	1,225.00
			Vendor 05999 - AMBER MICHELLE GREGG NICHOLAS Total:	**1,225.00**
Vendor: 03530 - AMERICAN TIRE DEPOT - BIG BRAND TIRE AND SERVICE				
07/07/2026	11149366294	AMERICAN TIRE DEPOT - BIG	6/3 SENSOR RESET/#746	97.43
07/07/2026	11149377110	AMERICAN TIRE DEPOT - BIG	6/4 RPL TIRE/#750	300.99
07/07/2026	11149419107	AMERICAN TIRE DEPOT - BIG	6/9 RPL (2)TIRES & WHEEL ALIGN/#754	674.34
07/07/2026	11149431250	AMERICAN TIRE DEPOT - BIG	6/11 RPL TIRE/#745	255.20
07/07/2026	11149490492	AMERICAN TIRE DEPOT - BIG	6/17 RPL TIRE/#751	278.90
07/07/2026	11149492911	AMERICAN TIRE DEPOT - BIG	6/17 RPL (4)TIRES & ALIGNMNT/#755	1,253.69
07/07/2026	11149503016	AMERICAN TIRE DEPOT - BIG	6/19 RPL (3)TIRES, BRKS&ROTORS/#737	1,209.81
07/07/2026	11149532628	AMERICAN TIRE DEPOT - BIG	6/22 RPL TIRE PRESSURE SENSOR/#751	97.43
			Vendor 03530 - AMERICAN TIRE DEPOT - BIG BRAND TIRE AND SERVICE Total:	**4,167.79**
Vendor: 05695 - ANGEL AN				
07/07/2026	13502	ANGEL AN	6/6-6/27 KOREAN DRUM	84.50
07/07/2026	13506	ANGEL AN	6/6-6/27 KOREAN DANCE	84.50
			Vendor 05695 - ANGEL AN Total:	**169.00**
Vendor: 05526 - ANGEL NHA NGUYEN				
07/07/2026	062626AN	ANGEL NHA NGUYEN	6/26 VisionCLM	260.00
07/07/2026	062626AN	ANGEL NHA NGUYEN	6/26 VisionCLM	65.00
			Vendor 05526 - ANGEL NHA NGUYEN Total:	**325.00**
Vendor: 05541 - ANGELA TUAN				
07/07/2026	1014974.002	ANGELA TUAN	13512 DAY CAMP RFD	140.00
07/07/2026	1014974.002	ANGELA TUAN	13512 CANCELLATION FEE	-11.00
			Vendor 05541 - ANGELA TUAN Total:	**129.00**
Vendor: 01016 - AT&T MOBILITY				
06/22/2026	X06162026	AT&T MOBILITY	6/8 CELL PHONE BILLS/PD&P	43.50
06/22/2026	X06162026	AT&T MOBILITY	6/8 CELL PHONE BILLS/PD&P	635.07
06/22/2026	X06162026	AT&T MOBILITY	6/8 CELL PHONE BILLS/PD&P	43.50
06/22/2026	X06162026	AT&T MOBILITY	6/8 CELL PHONE BILLS/PD&P	156.59
06/22/2026	X06162026	AT&T MOBILITY	6/8 CELL PHONE BILLS/PD&P	104.40
06/22/2026	X06162026	AT&T MOBILITY	6/8 CELL PHONE BILLS/PD&P	626.37
06/22/2026	X06162026	AT&T MOBILITY	6/8 CELL PHONE BILLS/PD&P	43.50
06/22/2026	X06162026	AT&T MOBILITY	6/8 CELL PHONE BILLS/PD&P	43.50
06/22/2026	X06162026	AT&T MOBILITY	6/8 CELL PHONE BILLS/PD&P	43.50
			Vendor 01016 - AT&T MOBILITY Total:	**1,739.93**
Vendor: 01015 - AT&T				
07/07/2026	25353754	AT&T	JUN'26 DISPATCH PHONE SERV/PD-BAN 9391084360	136.41
07/07/2026	25407137	AT&T	6/15#690-3922 RV Parking Permit - BAN 9391033973	38.12
07/07/2026	25424435	AT&T	5/20-6/19 800MHZ OCSD/PD - BAN 9391064973	1,223.44
07/07/2026	25440496	AT&T	6/25#826-6272 TELEMETRY/WTR BAN 9391033974	62.95
			Vendor 01015 - AT&T Total:	**1,460.92**
Vendor: 01171 - B L WALLACE DISTRIBUTOR INC				
07/07/2026	20262436	B L WALLACE DISTRIBUTOR IN	6/12 MTR MAINT/WTR	372.92
07/07/2026	20262570	B L WALLACE DISTRIBUTOR IN	6/19 MAINT RPR MAT'L/WTR	1,913.64

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
07/07/2026	20262704	B L WALLACE DISTRIBUTOR IN	6/26 METER MAINT/WTR	177.77
			Vendor 01171 - B L WALLACE DISTRIBUTOR INC Total:	**2,464.33**
Vendor: 03405 - CAITLIN BOSHEARS-RAMOS				
07/07/2026	INV0027353	CAITLIN BOSHEARS-RAMOS	6/12 Vision CLM	345.98
			Vendor 03405 - CAITLIN BOSHEARS-RAMOS Total:	**345.98**
Vendor: 01252 - CALIFORNIA FORENSIC PHLEBOTOMY INCORPORATED				
07/07/2026	3239	CALIFORNIA FORENSIC PHLEB	(4)MAY'26 BLOOD TESTS/PD	607.72
			Vendor 01252 - CALIFORNIA FORENSIC PHLEBOTOMY INCORPORATED Total:	**607.72**
Vendor: 01283 - CAMERON WELDING SUPPLY				
07/07/2026	179585700	CAMERON WELDING SUPPLY	6/11 PROPANE FUEL/LP-54	117.50
			Vendor 01283 - CAMERON WELDING SUPPLY Total:	**117.50**
Vendor: 04810 - CAMERON WHITE				
07/07/2026	1015246.002	CAMERON WHITE	6/28 GAZEBO DEPOSIT RFD	150.00
			Vendor 04810 - CAMERON WHITE Total:	**150.00**
Vendor: 05652 - CASC ENGINEERING AND CONSULTING INC				
07/07/2026	55182	CASC ENGINEERING AND CON	MAY'26 CITY ENG'R SVCS/NPDES	3,025.50
07/07/2026	55183	CASC ENGINEERING AND CON	MAY'26 CITY ENG'R SVCS/FOG	1,299.50
			Vendor 05652 - CASC ENGINEERING AND CONSULTING INC Total:	**4,325.00**
Vendor: 01308 - CENTRALIA SCHOOL DISTRICT				
07/07/2026	2526161	CENTRALIA SCHOOL DISTRICT	6/9 BUS TRANSPORTATION/D	1,000.00
			Vendor 01308 - CENTRALIA SCHOOL DISTRICT Total:	**1,000.00**
Vendor: 01321 - CHEVRON USA OR WEX BANK				
06/30/2026	113086787	CHEVRON USA OR WEX BANK	6/6 GASOLINE/PW	250.51
			Vendor 01321 - CHEVRON USA OR WEX BANK Total:	**250.51**
Vendor: 06027 - CHRIS MELODIA PAVING INC.				
07/07/2026	46271	CHRIS MELODIA PAVING INC.	6/11 CONCRETE RPRS/4302 ROBIN&7821 RAMPART	4,950.00
			Vendor 06027 - CHRIS MELODIA PAVING INC. Total:	**4,950.00**
Vendor: 03604 - CINTAS CORPORATION				
07/07/2026	4261750627	CINTAS CORPORATION	3/5 UNIFORM SVC/PW	80.43
07/07/2026	4261750627	CINTAS CORPORATION	3/5 UNIFORM SVC/PW	80.43
07/07/2026	4261750627	CINTAS CORPORATION	3/5 UNIFORM SVC/PW	643.40
07/07/2026	4262514924	CINTAS CORPORATION	3/12 UNIFORM SVC/PW	60.28
07/07/2026	4262514924	CINTAS CORPORATION	3/12 UNIFORM SVC/PW	60.28
07/07/2026	4262514924	CINTAS CORPORATION	3/12 UNIFORM SVC/PW	65.31
07/07/2026	4263998228	CINTAS CORPORATION	3/26 MAT RENTAL/REC	156.82
07/07/2026	4266283093	CINTAS CORPORATION	4/16 UNIFORM SVC/PW	64.08
07/07/2026	4266283093	CINTAS CORPORATION	4/16 UNIFORM SVC/PW	64.08
07/07/2026	4266283093	CINTAS CORPORATION	4/16 UNIFORM SVC/PW	52.63
07/07/2026	4267717592	CINTAS CORPORATION	4/30 UNIFORM SVC/PW	65.51
07/07/2026	4267717592	CINTAS CORPORATION	4/30 UNIFORM SVC/PW	65.51
07/07/2026	4267717592	CINTAS CORPORATION	4/30 UNIFORM SVC/PW	67.12
07/07/2026	4268534557	CINTAS CORPORATION	5/7 UNIFORM SVC/PW	60.59
07/07/2026	4268534557	CINTAS CORPORATION	5/7 UNIFORM SVC/PW	60.59
07/07/2026	4268534557	CINTAS CORPORATION	5/7 UNIFORM SVC/PW	82.04
07/07/2026	4270046614	CINTAS CORPORATION	5/21 MAT RENTAL/REC	156.82
07/07/2026	4270663350	CINTAS CORPORATION	5/28 UNIFORM SVC/PW	65.51
07/07/2026	4270663350	CINTAS CORPORATION	5/28 UNIFORM SVC/PW	65.51
07/07/2026	4270663350	CINTAS CORPORATION	5/28 UNIFORM SVC/PW	67.12
07/07/2026	4271512803	CINTAS CORPORATION	6/4 UNIFORM SVC/PW	62.44
07/07/2026	4271512803	CINTAS CORPORATION	6/4 UNIFORM SVC/PW	62.44
07/07/2026	4271512803	CINTAS CORPORATION	6/4 UNIFORM SVC/PW	84.31
07/07/2026	4272239261	CINTAS CORPORATION	6/11 UNIFORM SVC/PW	59.82
07/07/2026	4272239261	CINTAS CORPORATION	6/11 UNIFORM SVC/PW	59.82
07/07/2026	4272239261	CINTAS CORPORATION	6/11 UNIFORM SVC/PW	84.62
07/07/2026	4273068615	CINTAS CORPORATION	6/18 MAT RENTAL/REC	162.23

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
07/07/2026	4273068653	CINTAS CORPORATION	6/18 UNIFORM SVC/PW	59.87
07/07/2026	4273068653	CINTAS CORPORATION	6/18 UNIFORM SVC/PW	59.87
07/07/2026	4273068653	CINTAS CORPORATION	6/18 UNIFORM SVC/PW	84.52
07/07/2026	5340629402	CINTAS CORPORATION	6/8 FIRST AID SUPPLIES/PW	116.85
07/07/2026	5343271003	CINTAS CORPORATION	6/22 FIRST AID SUPPLIES/PD	157.05
07/07/2026	5343271004	CINTAS CORPORATION	6/22 First Aid Supplies/CH	166.91
07/07/2026	5343271005	CINTAS CORPORATION	6/22 FIRST AID SUPPLIES/REC	137.39
07/07/2026	9352609375	CINTAS CORPORATION	12/26 UNIFORM SVC/PW	42.53
07/07/2026	9352609375	CINTAS CORPORATION	12/26 UNIFORM SVC/PW	42.53
07/07/2026	9352609375	CINTAS CORPORATION	12/26 UNIFORM SVC/PW	56.22
			Vendor 03604 - CINTAS CORPORATION Total:	**3,583.48**
Vendor: 03283 - CITY NATIONAL BANK				
06/18/2026	INV0027303	CITY NATIONAL BANK	5/6 OCCCOG ANN CONF REG/CCMBR	180.00
06/18/2026	INV0027303	CITY NATIONAL BANK	7/17-19 AAPI LEAD CONF REG/CCMBR	642.09
06/18/2026	INV0027303	CITY NATIONAL BANK	6/2 MTG SUPPLIES/GG	220.77
06/18/2026	INV0027303	CITY NATIONAL BANK	9/23-25 CAL CITIES CONF REG/CCMBR	675.00
06/18/2026	INV0027303	CITY NATIONAL BANK	5/5 MTG SUPPLIES/GG	100.64
06/18/2026	INV0027303	CITY NATIONAL BANK	8/22 MAYORS BALL REG/CCMBR	150.00
06/18/2026	INV0027303	CITY NATIONAL BANK	9/23-25 CAL CITIES CONF REG/CM	675.00
06/18/2026	INV0027303	CITY NATIONAL BANK	5/20 ELECTION SUPPLIES/CLERK	687.35
06/18/2026	INV0027303	CITY NATIONAL BANK	9/23-25 CAL CITIES CLERK WKSP/CLERK	200.00
06/18/2026	INV0027305	CITY NATIONAL BANK	5/13 PRIORITY MAIL/PD	18.20
06/18/2026	INV0027305	CITY NATIONAL BANK	5/13 RFD MADD AWARDS/(5) PD	-58.21
06/18/2026	INV0027305	CITY NATIONAL BANK	5/26 SUPPLIES/PD	28.36
06/18/2026	INV0027305	CITY NATIONAL BANK	5/5 RPL SPARK PLUGS & COIL/#748	525.88
06/18/2026	INV0027305	CITY NATIONAL BANK	5/6 RPL BATTERY/#741	402.78
06/18/2026	INV0027305	CITY NATIONAL BANK	5/5 VEHICLE MAINT SUPPLIES/PD	100.57
06/18/2026	INV0027305	CITY NATIONAL BANK	5/22 BALANCE DUE FOR RPL BATTERY/PD	4.00
06/18/2026	INV0027305	CITY NATIONAL BANK	5/13 RFD MADD AWARDS/(5) PD	-58.20
06/18/2026	INV0027305	CITY NATIONAL BANK	6/22-6/23 FIREARMS/TACTICAL RIFLE CO	355.35
06/18/2026	INV0027305	CITY NATIONAL BANK	5/26 PISTOL RED DOT TRNG/ (3)PD	375.00
06/18/2026	INV0027305	CITY NATIONAL BANK	5/20 CPR TRNG CERTS/(2)PD	34.00
06/18/2026	INV0027305	CITY NATIONAL BANK	5/13 RFD MADD AWARDS/(5) PD	-116.40
06/18/2026	INV0027305	CITY NATIONAL BANK	6/15 FIRST AID&CPR INSTRUCTOR/PD	329.00
06/18/2026	INV0027305	CITY NATIONAL BANK	5/17-5/20 POST SLI HOTEL/PD	492.81
06/18/2026	INV0027305	CITY NATIONAL BANK	5/5 PATROL SUPPLIES/PD	175.86
06/18/2026	INV0027305	CITY NATIONAL BANK	5/26 PATROL SUPPLIES/PD	182.60
06/18/2026	INV0027305	CITY NATIONAL BANK	5/13 RFD MADD AWARDS/(5) PD	-58.20
06/18/2026	INV0027305	CITY NATIONAL BANK	5/7 SUPPLIES/PD	133.00
06/18/2026	INV0027305	CITY NATIONAL BANK	5/7 SUPPLIES SHPNG CHRG/P	78.15
06/18/2026	INV0027305	CITY NATIONAL BANK	5/7 SUPPLIES/PD	41.95
06/18/2026	INV0027305	CITY NATIONAL BANK	5/21 SUPPLIES/PD	40.53
06/18/2026	INV0027305	CITY NATIONAL BANK	5/21 SUPPLIES/PD	96.04
06/18/2026	INV0027305	CITY NATIONAL BANK	5/5 WARRANT BUILDER SOFTWARE/(2)PD	515.24

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
06/18/2026	INV0027305	CITY NATIONAL BANK	5/4 APPLE MOBILE DEVICE MGMT PLAN/PD	60.56
06/18/2026	INV0027305	CITY NATIONAL BANK	5/24 APPLE MOBILE DEVICE MAINT PLAN/PD	25.74
06/18/2026	INV0027305	CITY NATIONAL BANK	5/26 DSPTCH SUPPLIES/PD	737.33
06/18/2026	INV0027305	CITY NATIONAL BANK	6/15 FIRST AID&CPR INSTRUCTOR/PD	329.00
06/18/2026	INV0027305	CITY NATIONAL BANK	5/20 CPR TRNG CERTS/(2)PD	34.00
06/18/2026	INV0027310	CITY NATIONAL BANK	5/15 LIBERTY TREE PLAQUE/PW	1,319.97
06/18/2026	INV0027310	CITY NATIONAL BANK	5/19 LIBERTY TREE SIGN POST/PW	417.09
06/18/2026	INV0027310	CITY NATIONAL BANK	JUN'26 KORE TELEMATICS SVC/WW	514.25
06/18/2026	INV0027310	CITY NATIONAL BANK	5/15 PUBLIC HEARING NOTICE '25 UWMP	1,602.12
06/18/2026	INV0027310	CITY NATIONAL BANK	5/20 MTG SUPPLIES/PW	263.84
06/18/2026	INV0027362	CITY NATIONAL BANK	9/23-25 CALCITIES ANNUAL CONF/DCM	675.00
06/18/2026	INV0027362	CITY NATIONAL BANK	MAY'26 OC REGISTER SUB/DCM	12.00
06/18/2026	INV0027362	CITY NATIONAL BANK	5/11 2YR LA TIMES SUB/CM	120.00
06/18/2026	INV0027362	CITY NATIONAL BANK	11/26 CALPERS CONF/DCM	549.00
06/18/2026	INV0027362	CITY NATIONAL BANK	5/6 SUPPLIES/EMPL RECOG	13.05
06/18/2026	INV0027362	CITY NATIONAL BANK	5/6 SUPPLIES/EMPL RECOG	14.51
06/18/2026	INV0027362	CITY NATIONAL BANK	5/6 SUPPLIES/EMPL RECOG	25.00
06/18/2026	INV0027362	CITY NATIONAL BANK	5/6 SUPPLIES/EMPL RECOG	103.18
06/18/2026	INV0027362	CITY NATIONAL BANK	05/23/26-06/23/26 LinkedIN Sub/HR	69.99
06/18/2026	INV0027362	CITY NATIONAL BANK	FY 26/27 DROPBOX SUB/IT	900.00
06/18/2026	INV0027362	CITY NATIONAL BANK	5/12 Comms Equipment/IT	274.53
06/18/2026	INV0027362	CITY NATIONAL BANK	5/4 CS PTE Scheduling App/CS	58.00
06/18/2026	INV0027362	CITY NATIONAL BANK	5/19 COM SER TRAINING/CS SupV	89.00
06/18/2026	INV0027362	CITY NATIONAL BANK	5/19 COM SER TRAINING/TT Inst	89.00
06/18/2026	INV0027362	CITY NATIONAL BANK	2026 CS PTE Scheduling App/CS	238.00
06/18/2026	INV0027362	CITY NATIONAL BANK	4/23-25 DIGITAL FACEBOOK AD/FON	12.59
06/18/2026	INV0027362	CITY NATIONAL BANK	5/21 (250)BrochureS/MEM DAY	217.49
06/18/2026	INV0027362	CITY NATIONAL BANK	5/26 Supplies/MEM DAY	603.40
06/18/2026	INV0027362	CITY NATIONAL BANK	5/26 Wreath/MEM DAY	411.56
			Vendor 03283 - CITY NATIONAL BANK Total:	**16,948.36**
Vendor: 01356 - CITY OF LA PALMA FLEXIBLE				
06/25/2026	INV0027383	CITY OF LA PALMA FLEXIBLE	Flex Spending Contributions - Dependent Care	192.31
06/25/2026	INV0027384	CITY OF LA PALMA FLEXIBLE	Flexible Spending Contributions - Medical	341.31
			Vendor 01356 - CITY OF LA PALMA FLEXIBLE Total:	**533.62**
Vendor: 01363 - CITY OF REDONDO BEACH				
07/07/2026	7302026A1	CITY OF REDONDO BEACH	7/30 EXCURSION/DC	800.00
			Vendor 01363 - CITY OF REDONDO BEACH Total:	**800.00**
Vendor: 05747 - CITYGREEN CONSULTING LLC				
07/07/2026	INV0027341	CITYGREEN CONSULTING LLC	SB 1383 Consulting Svcs/PW	2,425.00
			Vendor 05747 - CITYGREEN CONSULTING LLC Total:	**2,425.00**
Vendor: 01368 - CIVICPLUS				
07/07/2026	370678	CIVICPLUS	FY26/27 ARCHIVE SOCIAL ECON	4,848.13
			Vendor 01368 - CIVICPLUS Total:	**4,848.13**

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 01253 - CJPIA				
07/01/2026	PRIM00177	CJPIA	FY26/27 PRIMARY GL DEPOSIT - WORKER COMP	336,631.00
07/01/2026	PRIM00177	CJPIA	FY26/27 PRIMARY GL DEPOSIT - LIABILITY PROGRA	600,985.00
07/01/2026	PRIM00177	CJPIA	FY26/27 LOSS RATIO ADJ CREDIT	-22,313.00
			Vendor 01253 - CJPIA Total:	**915,303.00**
Vendor: 05706 - COLANTUONO HIGHSMITH & WHATLEY PC				
07/07/2026	70892	COLANTUONO HIGHSMITH &	MAY'26 RETAINER	9,246.00
07/07/2026	70892	COLANTUONO HIGHSMITH &	MAY'26 DISBURSEMENTS	35.38
07/07/2026	70893	COLANTUONO HIGHSMITH &	5/6-21 ATTY SVCS/PITCHESS-POLICE MATTERS	1,897.20
07/07/2026	70894	COLANTUONO HIGHSMITH &	5/4-29 ATTY SVCS/PRA REQUESTS	8,181.00
07/07/2026	70895	COLANTUONO HIGHSMITH &	5/13-21 ATTY SVCS/CODE ENFORCEMENT	390.60
07/07/2026	70896	COLANTUONO HIGHSMITH &	5/5-31 ATTY SVCS/LITIGATION	446.40
07/07/2026	70897	COLANTUONO HIGHSMITH &	5/4-26 ATTY SVCS/PW	5,942.70
07/07/2026	70898	COLANTUONO HIGHSMITH &	5/1-5/29 ATTY SVCS/PERSONNEL MATTERS	4,193.10
07/07/2026	70899	COLANTUONO HIGHSMITH &	5/4-28 ATTY SVCS/PERSONNEL MATTERS	334.80
			Vendor 05706 - COLANTUONO HIGHSMITH & WHATLEY PC Total:	**30,667.18**
Vendor: 05899 - COLLEEN HENEHAN				
07/07/2026	BAM406/105/225	COLLEEN HENEHAN	SPR '25 Tuition Reimb/PD	450.00
07/07/2026	BAM406/105/225	COLLEEN HENEHAN	WTR '25 Tuition Reimb/PD	1,025.00
			Vendor 05899 - COLLEEN HENEHAN Total:	**1,475.00**
Vendor: 01395 - COUNTY OF ORANGE				
07/07/2026	INV0027350	COUNTY OF ORANGE	MAR'26 PARKING CITATIONS/PD	1,087.00
07/07/2026	SH74256	COUNTY OF ORANGE	MAY'26 AFIS FEE/PD	452.00
07/07/2026	SH74289	COUNTY OF ORANGE	MAY'26 OCATS/CLETS PHONE SVC/PD	1,104.51
07/07/2026	SH74338	COUNTY OF ORANGE	JUN'26 AFIS FEE/PD	452.00
07/07/2026	SH74368	COUNTY OF ORANGE	JUN'26 OCATS/CLETS PHONE SVC/PD	1,104.51
			Vendor 01395 - COUNTY OF ORANGE Total:	**4,200.02**
Vendor: 01416 - CRYSTAL WILKERSON				
07/07/2026	062926RW	CRYSTAL WILKERSON	6/29 Vision CLM	160.00
07/07/2026	062926RW	CRYSTAL WILKERSON	6/29 Vision CLM	240.00
07/07/2026	INV0027449	CRYSTAL WILKERSON	6/29 Vision CLM	160.00
07/07/2026	INV0027449	CRYSTAL WILKERSON	6/29 Vision CLM	240.00
			Vendor 01416 - CRYSTAL WILKERSON Total:	**800.00**
Vendor: 06094 - DAHLIA GOOLSBY				
07/07/2026	1015129.002	DAHLIA GOOLSBY	6/1 COMM CTR DEP RFD	350.00
			Vendor 06094 - DAHLIA GOOLSBY Total:	**350.00**
Vendor: 02815 - DANITA HERNANDEZ				
07/07/2026	INV0027351	DANITA HERNANDEZ	6/11 VisionCLM	328.20
			Vendor 02815 - DANITA HERNANDEZ Total:	**328.20**
Vendor: 06082 - DE NORA WATER TECHNOLOGIES, LLC				
07/07/2026	9200117079	DE NORA WATER TECHNOLOG	6/26 CHLORINE SUPPLIES/W	325.67
			Vendor 06082 - DE NORA WATER TECHNOLOGIES, LLC Total:	**325.67**
Vendor: 04768 - DEBORAH BAKER				
07/07/2026	INV0027306	DEBORAH BAKER	5/29 OCFA BANQUET TRAVEL REIMB/DB	33.21
07/07/2026	INV0027307	DEBORAH BAKER	5/27 OCCOG CONF TRAVEL REIMB/DB	31.18

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
07/07/2026	INV0027308	DEBORAH BAKER	5/28 OCCOG BOARD MTG REIMB/DB	34.95
07/07/2026	INV0027309	DEBORAH BAKER	6/11 CAL CITIES DIV MTG REIMB/DB	92.78
			Vendor 04768 - DEBORAH BAKER Total:	**192.12**
Vendor: 01466 - DELL MARKETING LP				
07/07/2026	10880483596	DELL MARKETING LP	Apr'26-Apr'27 Dell Server PRO Support/IT	5,586.62
07/07/2026	10879275718	DELL MARKETING LP	(10)DESKTOP COMPUTERS/CITYWIDE	10,106.22
			Vendor 01466 - DELL MARKETING LP Total:	**15,692.84**
Vendor: 01487 - DIANE MATSUNO				
07/07/2026	1015068.002	DIANE MATSUNO	6/14 PAVILION DEPOSIT RFD	250.00
			Vendor 01487 - DIANE MATSUNO Total:	**250.00**
Vendor: 01518 - DUNN-EDWARDS CORP				
07/07/2026	2133A74787	DUNN-EDWARDS CORP	6/30 HYDRANT RPR SUPP/WT	494.20
			Vendor 01518 - DUNN-EDWARDS CORP Total:	**494.20**
Vendor: 05503 - ELIZABETH CHHEM				
07/07/2026	1014982.002	ELIZABETH CHHEM	13522 TT RFD	128.00
07/07/2026	1014982.002	ELIZABETH CHHEM	13522 TT CANCELLATION FEE	-11.00
			Vendor 05503 - ELIZABETH CHHEM Total:	**117.00**
Vendor: 04787 - ENTERPRISE FM TRUST				
07/07/2026	FBN5662759	ENTERPRISE FM TRUST	JUN'26 LEASE PMT/LP-62	1,229.18
07/07/2026	FBN5662759	ENTERPRISE FM TRUST	JUN'26 LEASE PMT/LP-61	1,235.41
07/07/2026	FBN5662759	ENTERPRISE FM TRUST	JUN'26 MAINT MGMT/PW & WTR	54.00
07/07/2026	FBN5662759	ENTERPRISE FM TRUST	JUN'26 FEES & CHARGES	859.18
07/07/2026	FBN5662759	ENTERPRISE FM TRUST	JUN'26 LEASE PMT/LP-60	658.26
07/07/2026	FBN5662759	ENTERPRISE FM TRUST	JUN'26 LEASE PMT/LP-57	672.79
07/07/2026	FBN5662759	ENTERPRISE FM TRUST	JUN'26 LEASE PMT/LP-58	679.38
07/07/2026	FBN5662759	ENTERPRISE FM TRUST	JUN'26 LEASE PMT/LP-56	814.62
07/07/2026	FBN5662759	ENTERPRISE FM TRUST	JUN'26 LEASE PMT/LP-64	1,431.25
07/07/2026	FBN5662759	ENTERPRISE FM TRUST	JUN'26 LEASE PMT/LP-63	1,375.74
			Vendor 04787 - ENTERPRISE FM TRUST Total:	**9,009.81**
Vendor: 01586 - ESTHER AMADOR-RATH				
07/07/2026	1015193.002	ESTHER AMADOR-RATH	6/28 PAVILION DEPOSIT RFD	150.00
			Vendor 01586 - ESTHER AMADOR-RATH Total:	**150.00**
Vendor: 05860 - EVENT NEWS ENTERPRISE				
07/07/2026	164204	EVENT NEWS ENTERPRISE	6/10 PHN/PD Community Mt	70.00
			Vendor 05860 - EVENT NEWS ENTERPRISE Total:	**70.00**
Vendor: 01611 - FEDERAL EXPRESS CORPORATION				
07/07/2026	932703814	FEDERAL EXPRESS CORPORATI	6/2 PRIORITY MAIL/PD	46.15
07/07/2026	933687058	FEDERAL EXPRESS CORPORATI	6/4 PRIORITY MAIL/PD	15.20
07/07/2026	935665393	FEDERAL EXPRESS CORPORATI	6/19 PRIORITY MAIL/PD	108.45
			Vendor 01611 - FEDERAL EXPRESS CORPORATION Total:	**169.80**
Vendor: 01615 - FERGUSON WATERWORKS				
07/07/2026	75449	FERGUSON WATERWORKS	6/9 (991)WTR MTR MIU/WTR	119,949.41
			Vendor 01615 - FERGUSON WATERWORKS Total:	**119,949.41**
Vendor: 01631 - FRANCHISE TAX BOARD				
06/25/2026	INV0027406	FRANCHISE TAX BOARD	State Tax Withholding	12,124.80
			Vendor 01631 - FRANCHISE TAX BOARD Total:	**12,124.80**
Vendor: 01632 - FRANCISCA MONROY				
07/07/2026	1015231.002	FRANCISCA MONROY	6/20 GAZEBO DEPOSIT RFD	150.00
			Vendor 01632 - FRANCISCA MONROY Total:	**150.00**
Vendor: 01649 - GALLS, LLC				
07/07/2026	35377500	GALLS, LLC	6/6 VEST CARRIER ACCESSORY/PD	104.29

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
07/07/2026	35381228	GALLS, LLC	6/16 VEST CARRIER ACCESSORY/PD	67.49
			Vendor 01649 - GALLS, LLC Total:	**171.78**
Vendor: 04004 - GARY WILSON				
07/07/2026	110125BW	GARY WILSON	11/1 VISION CLM	125.50
07/07/2026	INV0027451	GARY WILSON	11/18 VisionCLM	302.62
			Vendor 04004 - GARY WILSON Total:	**428.12**
Vendor: 01657 - GENE DE LEON				
07/07/2026	1015052.002	GENE DE LEON	8/22 COMM CTR CANCELLATION	-50.00
07/07/2026	1015052.002	GENE DE LEON	8/22 COMM CTR DEP RFD	350.00
			Vendor 01657 - GENE DE LEON Total:	**300.00**
Vendor: 05719 - GISSELLE SIFUENTES				
07/07/2026	063026GS	GISSELLE SIFUENTES	6/30 Vision CLM	164.58
			Vendor 05719 - GISSELLE SIFUENTES Total:	**164.58**
Vendor: 06011 - GLADWELL GOVERNMENTAL SERVICES, INC.				
07/07/2026	6160	GLADWELL GOVERNMENTAL	2026 REC RET SCH UPD	7,400.00
			Vendor 06011 - GLADWELL GOVERNMENTAL SERVICES, INC. Total:	**7,400.00**
Vendor: 01669 - GLOBALSTAR USA				
07/07/2026	115044766	GLOBALSTAR USA	6/16 #254-241-0048&49/PD	177.21
			Vendor 01669 - GLOBALSTAR USA Total:	**177.21**
Vendor: 01684 - GRAINGER				
07/07/2026	9853273473	GRAINGER	3/24 SUPPLIES/PW	2,820.17
07/07/2026	9956111463	GRAINGER	6/17 MAINT & RPR MAT'L/CH	1,119.21
			Vendor 01684 - GRAINGER Total:	**3,939.38**
Vendor: 01709 - HARTZOG & CRABILL INC				
07/07/2026	260245	HARTZOG & CRABILL INC	MAY'26 Traffic Engineering Svc/PW	1,500.00
			Vendor 01709 - HARTZOG & CRABILL INC Total:	**1,500.00**
Vendor: 05667 - HEATHER PETERSON				
07/07/2026	1014971.002	HEATHER PETERSON	13519 DAY CAMP CANCELLATION FEE	-11.00
07/07/2026	1014971.002	HEATHER PETERSON	13519 DAY CAMP RFD	170.00
07/07/2026	1014971.002A	HEATHER PETERSON	13522 TT RFD	168.00
07/07/2026	1014971.002A	HEATHER PETERSON	13522 TT CANCELLATION	-11.00
			Vendor 05667 - HEATHER PETERSON Total:	**316.00**
Vendor: 02642 - HOME DEPOT				
07/07/2026	1532706	HOME DEPOT	6/4 SUPPLIES/PW	48.42
07/07/2026	1532707	HOME DEPOT	6/4 SUPPLIES/PW	48.41
07/07/2026	2510100	HOME DEPOT	6/23 SUPPLIES/PW	52.91
07/07/2026	2543425	HOME DEPOT	6/23 SUPPLIES/PW	96.23
07/07/2026	2554008	HOME DEPOT	6/3 VEHICLE MAINT SUPPLIES/#747	6.31
07/07/2026	5020384	HOME DEPOT	6/30 WORK GLOVES/WTR	49.50
07/07/2026	9513528	HOME DEPOT	6/16 SUPPLIES/PW	100.35
07/07/2026	9513657	HOME DEPOT	6/16 SUPPLIES/PW	59.57
07/07/2026	9521404	HOME DEPOT	6/16 SUPPLIES/PW	36.93
			Vendor 02642 - HOME DEPOT Total:	**498.63**
Vendor: 05920 - IBT OF PORAC				
07/07/2026	INV0027346	IBT OF PORAC	Aug '26 LTD/PD	814.00
			Vendor 05920 - IBT OF PORAC Total:	**814.00**
Vendor: 05170 - ICE MANAGEMENT LLC				
07/07/2026	13258A	ICE MANAGEMENT LLC	9/18-10/23 LEARN TO SKATE	85.80
07/07/2026	13538	ICE MANAGEMENT LLC	5/14-6/18 TOTS SKATING	85.80
			Vendor 05170 - ICE MANAGEMENT LLC Total:	**171.60**

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 04964 - IMRAN KHALID				
07/07/2026	1014810.002	IMRAN KHALID	6/20 PAVILION DEPOSIT RFD	150.00
			Vendor 04964 - IMRAN KHALID Total:	**150.00**
Vendor: 01764 - INTERNAL REVENUE SERVICE				
06/25/2026	INV0027357	INTERNAL REVENUE SERVICE	Medicare	0.64
06/25/2026	INV0027359	INTERNAL REVENUE SERVICE	Medicare	2.84
06/25/2026	INV0027405	INTERNAL REVENUE SERVICE	Federal Tax Withholding	25,910.92
06/25/2026	INV0027407	INTERNAL REVENUE SERVICE	Medicare	8,669.60
			Vendor 01764 - INTERNAL REVENUE SERVICE Total:	**34,584.00**
Vendor: 03984 - J THOMPSON ELECTRIC INC				
07/07/2026	26140	J THOMPSON ELECTRIC INC	6/29 ELECTRICAL SERVICES/C	10,359.73
07/07/2026	26141	J THOMPSON ELECTRIC INC	6/29 ELECTRICAL SERVICES/C	1,046.30
07/07/2026	26142	J THOMPSON ELECTRIC INC	6/29 ELECTRICAL SERVICES/C	473.28
			Vendor 03984 - J THOMPSON ELECTRIC INC Total:	**11,879.31**
Vendor: 03054 - JACOBO CHAVIRA				
07/07/2026	052926JC	JACOBO CHAVIRA	5/29 Vision CLM	151.00
07/07/2026	052926JC	JACOBO CHAVIRA	5/29 Vision CLM	60.40
07/07/2026	052926JC	JACOBO CHAVIRA	5/29 Vision CLM	30.20
07/07/2026	052926JC	JACOBO CHAVIRA	5/29 Vision CLM	30.20
07/07/2026	052926JC	JACOBO CHAVIRA	5/29 Vision CLM	30.20
			Vendor 03054 - JACOBO CHAVIRA Total:	**302.00**
Vendor: 03559 - JEFF JENKINS SERVICE TECHNICIAN				
07/07/2026	2341	JEFF JENKINS SERVICE TECHNI	6/19 FIX PLC PROGRAM/CY	700.00
			Vendor 03559 - JEFF JENKINS SERVICE TECHNICIAN Total:	**700.00**
Vendor: 05663 - JENNIFER JADWIN				
07/07/2026	1014985.002	JENNIFER JADWIN	13522 TT RFD	168.00
07/07/2026	1014985.002	JENNIFER JADWIN	13524 TT CANCELLATION FEE	-11.00
07/07/2026	1014985.002	JENNIFER JADWIN	13522&13524 TT RFD	168.00
07/07/2026	1014985.002	JENNIFER JADWIN	13522 TT CANCELLATION FEE	-11.00
			Vendor 05663 - JENNIFER JADWIN Total:	**314.00**
Vendor: 01861 - JESUSA VELASCO				
07/07/2026	1015055.002	JESUSA VELASCO	6/14 COMM CTR DEPOSIT RF	350.00
			Vendor 01861 - JESUSA VELASCO Total:	**350.00**
Vendor: 01801 - JHM SUPPLY INC				
07/07/2026	1193513	JHM SUPPLY INC	6/10 SUPPLIES/PW	648.87
			Vendor 01801 - JHM SUPPLY INC Total:	**648.87**
Vendor: 06098 - JOEL ENKHORN				
07/07/2026	1014898.002	JOEL ENKHORN	6/13 PAVILION DEPOSIT RFD	250.00
			Vendor 06098 - JOEL ENKHORN Total:	**250.00**
Vendor: 03959 - JONATHAN EJERCITO				
07/07/2026	1005060.001	JONATHAN EJERCITO	13514 DAY CAMP RFD	170.00
07/07/2026	1005060.001	JONATHAN EJERCITO	13514 DAY CAMP RFD	170.00
07/07/2026	1005060.001	JONATHAN EJERCITO	13514 DAY CAMP CANCELLATION FEE	-11.00
07/07/2026	1005060.001	JONATHAN EJERCITO	13514 DAY CAMP CANCELLATION FEE	-11.00
			Vendor 03959 - JONATHAN EJERCITO Total:	**318.00**
Vendor: 05415 - JULIETA HERRERA				
07/07/2026	INV0027448	JULIETA HERRERA	6/6 Vision CLM	200.00
07/07/2026	INV0027448	JULIETA HERRERA	6/6 Vision CLM	200.00
			Vendor 05415 - JULIETA HERRERA Total:	**400.00**
Vendor: 05575 - KANCHAN TEJ				
07/07/2026	1014976.002	KANCHAN TEJ	13474 CLASS RFD	229.00
07/07/2026	1014976.002	KANCHAN TEJ	13474 CLASS RFD	-11.00
			Vendor 05575 - KANCHAN TEJ Total:	**218.00**

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 04128 - KELLI KAWABE HERNANDEZ				
07/07/2026	1005037.001	KELLI KAWABE HERNANDEZ	13514 DAY CAMP CANCELLATION	-11.00
07/07/2026	1005037.001	KELLI KAWABE HERNANDEZ	13514 DAY CAMP CANCELLATION	-11.00
07/07/2026	1005037.001	KELLI KAWABE HERNANDEZ	13514 DAY CAMP RFD	150.00
07/07/2026	1005037.001	KELLI KAWABE HERNANDEZ	13514 DAY CAMP RFD	150.00
			Vendor 04128 - KELLI KAWABE HERNANDEZ Total:	**278.00**
Vendor: 06095 - KELLY MONTALVO				
07/07/2026	1014752.002	KELLY MONTALVO	6/6 PAVILION DEPOSIT RFD	250.00
			Vendor 06095 - KELLY MONTALVO Total:	**250.00**
Vendor: 01938 - KEN GRODY FORD				
07/07/2026	625583	KEN GRODY FORD	5/7 RPL HEATER HOSE/#747	1,043.28
			Vendor 01938 - KEN GRODY FORD Total:	**1,043.28**
Vendor: 01959 - KONICA MINOLTA PREMIER				
06/22/2026	597609228	KONICA MINOLTA PREMIER	6/15-7/14 COPIER RENTAL/CH,PD,REC	598.50
			Vendor 01959 - KONICA MINOLTA PREMIER Total:	**598.50**
Vendor: 06040 - KORDICH CONSTRUCTION INC.				
06/24/2026	INV0027379	KORDICH CONSTRUCTION INC	4/30-5/14 EMG RPR WTR MAIN BREAK/LP&Rose	70,670.44
			Vendor 06040 - KORDICH CONSTRUCTION INC. Total:	**70,670.44**
Vendor: 01975 - L P G E A				
06/25/2026	INV0027385	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				
07/07/2026	2323	LA PALMA CAR WASH	5/1-5/30 CAR WASH/PD	606.00
			Vendor 01980 - LA PALMA CAR WASH Total:	**606.00**
Vendor: 01984 - LA PALMA INTERCOMMUNITY HOSPITAL				
07/07/2026	INV0027476	LA PALMA INTERCOMMUNITY	JUN'26 MEALS ON WHEELS	679.00
			Vendor 01984 - LA PALMA INTERCOMMUNITY HOSPITAL Total:	**679.00**
Vendor: 01988 - LA PALMA POLICE ASSN				
06/25/2026	INV0027386	LA PALMA POLICE ASSN	LPPA Dues Withheld	1,370.75
			Vendor 01988 - LA PALMA POLICE ASSN Total:	**1,370.75**
Vendor: 06110 - LAURA CASTILLO				
07/07/2026	INV0027452	LAURA CASTILLO	6/28 VisionCLM	22.50
07/07/2026	INV0027452	LAURA CASTILLO	6/28 VisionCLM	112.49
07/07/2026	INV0027452	LAURA CASTILLO	6/28 VisionCLM	67.49
07/07/2026	INV0027452	LAURA CASTILLO	6/28 VisionCLM	22.50
			Vendor 06110 - LAURA CASTILLO Total:	**224.98**
Vendor: 05192 - LAZARO PEREZ				
07/07/2026	INV0027373	LAZARO PEREZ	6/15 FIRST AID CPR INSTRUCTOR COURSE/PD	39.68
			Vendor 05192 - LAZARO PEREZ Total:	**39.68**
Vendor: 04657 - LISA AMSELL				
07/07/2026	13469	LISA AMSELL	6/6-6/27 MARTIAL ARTS	32.50
			Vendor 04657 - LISA AMSELL Total:	**32.50**
Vendor: 01976 - LPPEA				
06/25/2026	INV0027387	LPPEA	LPPEA Dues Withheld	90.00
			Vendor 01976 - LPPEA Total:	**90.00**
Vendor: 06087 - LUCY HUH				
07/07/2026	1005143.001	LUCY HUH	13512 DAY CAMP RFD	120.00
07/07/2026	1005143.001	LUCY HUH	13512 DAY CAMP RFD	120.00
07/07/2026	1005143.001	LUCY HUH	13512 DAY CAMP CANCELLATION	-11.00

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
07/07/2026	1005143.001	LUCY HUH	13512 DAY CAMP CANCELLATION	-11.00
			Vendor 06087 - LUCY HUH Total:	**218.00**
Vendor: 02071 - MAD SCIENCE OF W ORANGE COUNTY				
07/07/2026	13472	MAD SCIENCE OF W ORANGE	6/8-6/12 MAKE IT CAMP	741.00
07/07/2026	13473	MAD SCIENCE OF W ORANGE	6/15-6/19 NASA SPACE ACADEMY	617.50
07/07/2026	13474	MAD SCIENCE OF W ORANGE	6/22-6/26 ROBO CAR	1,222.65
07/07/2026	13475	MAD SCIENCE OF W ORANGE	6/29-7/2 CRAZY CHEMWORKS	1,007.50
			Vendor 02071 - MAD SCIENCE OF W ORANGE COUNTY Total:	**3,588.65**
Vendor: 05972 - MARCI ESTELA				
07/07/2026	1014401.002	MARCI ESTELA	10/4 GAZEBO DEPOSIT RFD	200.00
			Vendor 05972 - MARCI ESTELA Total:	**200.00**
Vendor: 05072 - MASTERLUBE CYPRESS				
07/07/2026	5791	MASTERLUBE CYPRESS	6/3 OIL CHANGE/#746	104.82
07/07/2026	5795	MASTERLUBE CYPRESS	6/3 OIL CHANGE/#743	66.36
07/07/2026	6013	MASTERLUBE CYPRESS	6/15 OIL CHANGE/#756	129.97
07/07/2026	6049	MASTERLUBE CYPRESS	6/17 OIL CHANGE/#751	104.82
07/07/2026	6195	MASTERLUBE CYPRESS	6/25 OIL CHANGE/#743	66.36
			Vendor 05072 - MASTERLUBE CYPRESS Total:	**472.33**
Vendor: 02183 - MINUTEMAN PRESS				
07/07/2026	99351-REISSUE	MINUTEMAN PRESS	(2655)WTR BILL INSERTS/WT	318.86
07/07/2026	99419	MINUTEMAN PRESS	(2655)WTR BILL INSERTS/WT	320.42
			Vendor 02183 - MINUTEMAN PRESS Total:	**639.28**
Vendor: 01752 - MISSION SQUARE - PLAN 302549				
06/25/2026	INV0027394	MISSION SQUARE - PLAN 302	Deferred Comp	1,201.13
06/25/2026	INV0027395	MISSION SQUARE - PLAN 302	Deferred Comp	755.00
06/25/2026	INV0027396	MISSION SQUARE - PLAN 302	Deferred Comp	5,071.24
			Vendor 01752 - MISSION SQUARE - PLAN 302549 Total:	**7,027.37**
Vendor: 02201 - MUNICIPAL WATER DISTRICT OF				
07/07/2026	12126	MUNICIPAL WATER DISTRICT	MAY '26 WTR RTS CHARGE	331.79
07/07/2026	12126	MUNICIPAL WATER DISTRICT	MAY '26 CAPACIY CHARGE	620.35
			Vendor 02201 - MUNICIPAL WATER DISTRICT OF Total:	**952.14**
Vendor: 05790 - MV CHENG & ASSOCIATES INC,				
07/01/2026	4302026	MV CHENG & ASSOCIATES INC	APR'26 ACCTNG CONSULTING SERVICES/FIN	1,412.25
			Vendor 05790 - MV CHENG & ASSOCIATES INC, Total:	**1,412.25**
Vendor: 04322 - NANCY TRUONG				
07/07/2026	1005090.001	NANCY TRUONG	13514 DAY CAMP CANCELLATION	-11.00
07/07/2026	1005090.001	NANCY TRUONG	13514 DAY CAMP RFD	150.00
			Vendor 04322 - NANCY TRUONG Total:	**139.00**
Vendor: 05716 - NOAH PALMQUIST				
07/07/2026	INV0027374	NOAH PALMQUIST	6/8-12 TRAFFIC COLLISION BASIC COURSE/PD	202.00
			Vendor 05716 - NOAH PALMQUIST Total:	**202.00**
Vendor: 02258 - O C CHIEFS OF POLICE AND SHERIFFS ASSN				
07/07/2026	INV0027372	O C CHIEFS OF POLICE AND S	FY26/27 OCCPSA DUES/PD CHIEF	500.00
			Vendor 02258 - O C CHIEFS OF POLICE AND SHERIFFS ASSN Total:	**500.00**
Vendor: 03406 - OPENGOV INC				
07/07/2026	INV26931	OPENGOV INC	FY26/27 OPENGOV CORE PROCUREMENT & CONTRACT	15,512.35
			Vendor 03406 - OPENGOV INC Total:	**15,512.35**
Vendor: 02270 - ORANGE COUNTY WATER DISTRICT				
07/07/2026	INV0027462	ORANGE COUNTY WATER DIS	JAN-JUN '26 WTR PRODUCTION/CY	335,805.30

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
07/07/2026	INV0027466	ORANGE COUNTY WATER DIS	JAN-JUN '26 WTR PRODUCTION/WW	233,634.60
			Vendor 02270 - ORANGE COUNTY WATER DISTRICT Total:	**569,439.90**
Vendor: 02277 - PARS				
07/07/2026	60497	PARS	Apr '26 PARS Adm Svcs	413.35
			Vendor 02277 - PARS Total:	**413.35**
Vendor: 05992 - PAULA HUDSON				
07/07/2026	1014569.002	PAULA HUDSON	6/20 COMM CTR DEPOSIT RF	450.00
			Vendor 05992 - PAULA HUDSON Total:	**450.00**
Vendor: 02280 - PERS - MEDICAL				
07/07/2026	18331210	PERS - MEDICAL	Jul '26 Health Premium Adm Fee/FT	51.19
07/07/2026	18331210	PERS - MEDICAL	Jul '26 Health Plan Premium/RET	11,681.42
07/07/2026	18331210	PERS - MEDICAL	Jul '26 Health Premium Adm Fee/RET	24.57
07/07/2026	18331210	PERS - MEDICAL	Jul '26 Health Plan Premium/F	63,986.11
			Vendor 02280 - PERS - MEDICAL Total:	**75,743.29**
Vendor: 02279 - PERS RETIREMENT				
06/25/2026	INV0027388	PERS RETIREMENT	CalPERS Employee Contribution	1,453.90
06/25/2026	INV0027389	PERS RETIREMENT	CalPERS Employer Contributio	2,924.15
06/25/2026	INV0027390	PERS RETIREMENT	CalPERS Employee Contribution	2,146.88
06/25/2026	INV0027391	PERS RETIREMENT	CalPERS Employer Contributio	3,125.23
06/25/2026	INV0027392	PERS RETIREMENT	CalPERS Employee Contribution	4,713.66
06/25/2026	INV0027393	PERS RETIREMENT	CalPERS Employer Contributio	4,841.37
06/25/2026	INV0027398	PERS RETIREMENT	CalPERS Employee Contribution	1,160.63
06/25/2026	INV0027399	PERS RETIREMENT	CalPERS Employer Contributio	3,784.94
06/25/2026	INV0027400	PERS RETIREMENT	CalPERS Employee Contribution	459.30
06/25/2026	INV0027401	PERS RETIREMENT	CalPERS Employer Contributio	1,188.94
06/25/2026	INV0027402	PERS RETIREMENT	CalPERS Employee Contribution	8,324.16
06/25/2026	INV0027403	PERS RETIREMENT	CalPERS Employer Contributio	8,437.53
06/25/2026	INV0027404	PERS RETIREMENT	Employee Survivor Contribution Amount	47.43
07/01/2026	INV0025225	PERS RETIREMENT	CalPERS Employee Contribution	20.16
07/01/2026	INV0025226	PERS RETIREMENT	CalPERS Employer Contributio	20.43
			Vendor 02279 - PERS RETIREMENT Total:	**42,648.71**
Vendor: 02281 - PERS				
06/30/2026	100000018333614	PERS	FY26 SURVIVOR BENEFIT/RL25729 - SFTY T3	1,076.40
06/30/2026	100000018333057	PERS	FY26 SURVIVOR BENEFIT/RL 690 - MISC T1	416.00
06/30/2026	100000018333790	PERS	FY26 SURVIVOR BENEFIT/RL 691 - SFTY T1	145.60
06/30/2026	100000018334360	PERS	FY26 SURVIVOR BENEFIT/RL 15005 - MISC T2	374.40
06/30/2026	100000018333926	PERS	FY26 SURVIVOR BENEFIT/RL 22020 - SFTY T2	62.40
06/30/2026	100000018333717	PERS	FY26 SURVIVOR BENEFIT/RL 27220 - MISC T3	1,253.20
06/30/2026	100000018317122	PERS	2026 REPL BENEFIT CHARGE	13.85
			Vendor 02281 - PERS Total:	**3,341.85**
Vendor: 04291 - POLLARDWATER				
07/07/2026	WP087166	POLLARDWATER	6/2 MAINT RPR MAT'L/WTR	694.25
07/07/2026	WW087176	POLLARDWATER	6/2 MTR MAINT/WTR	227.62

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
07/07/2026	WW087241	POLLARDWATER	6/3 MAINT RPR MAT'L/WTR	2.72
			Vendor 04291 - POLLARDWATER Total:	**924.59**
Vendor: 04371 - QUADIENT LEASING USA INC				
07/07/2026	Q2424213	QUADIENT LEASING USA INC	60 MAIL EQUIPMNT - FY26/27 1ST QTR	1,155.42
			Vendor 04371 - QUADIENT LEASING USA INC Total:	**1,155.42**
Vendor: 02354 - R C S INVESTIGATIONS AND CONSULTING LLC				
07/07/2026	7322	R C S INVESTIGATIONS AND C	6/22 BACKGROUND INV/PD	1,950.00
			Vendor 02354 - R C S INVESTIGATIONS AND CONSULTING LLC Total:	**1,950.00**
Vendor: 05137 - READWRITE EDUCATIONAL SOLUTIONS INC.				
07/07/2026	13494	READWRITE EDUCATIONAL S	6/15-7/1 READING DEVELOPMENT	231.40
07/07/2026	13496	READWRITE EDUCATIONAL S	6/15-7/1 READING DEVELOPMENT	57.85
			Vendor 05137 - READWRITE EDUCATIONAL SOLUTIONS INC. Total:	**289.25**
Vendor: 05671 - RICHARD MIEIR				
07/07/2026	13521	RICHARD MIEIR	5/14-6/25 TAI CHI	500.50
			Vendor 05671 - RICHARD MIEIR Total:	**500.50**
Vendor: 05374 - RIL AUDIO VISUAL				
07/07/2026	INV0027460	RIL AUDIO VISUAL	7/30 SOUND/CONCERTS IN THE PARK	1,450.00
07/07/2026	INV0027456	RIL AUDIO VISUAL	7/16 SOUND/CONCERTS IN THE PARK	1,450.00
07/07/2026	INV0027474	RIL AUDIO VISUAL	7/9 SOUND/CONCERTS IN THE PARK	1,450.00
07/07/2026	INV0027458	RIL AUDIO VISUAL	7/23 SOUND/CONCERTS IN THE PARK	1,450.00
			Vendor 05374 - RIL AUDIO VISUAL Total:	**5,800.00**
Vendor: 06100 - RUBEN CONTRERAS				
07/07/2026	1015229.002	RUBEN CONTRERAS	6/6 GAZEBO DEPOSIT RFD	150.00
			Vendor 06100 - RUBEN CONTRERAS Total:	**150.00**
Vendor: 06021 - SAMMY BARRAGAN				
07/07/2026	1014980.002	SAMMY BARRAGAN	13524 TT RFD	128.00
07/07/2026	1014980.002	SAMMY BARRAGAN	13523 TT RFD	128.00
07/07/2026	1014980.002	SAMMY BARRAGAN	13522 TT RFD	128.00
07/07/2026	1014980.002	SAMMY BARRAGAN	13524 TT CANCELLATION	-11.00
07/07/2026	1014980.002	SAMMY BARRAGAN	13522 TT CANCELLATION	-11.00
07/07/2026	1014980.002	SAMMY BARRAGAN	13523 TT CANCELLATION	-11.00
			Vendor 06021 - SAMMY BARRAGAN Total:	**351.00**
Vendor: 03495 - SARAH FAROOQ				
07/07/2026	1014853.002	SARAH FAROOQ	6/13 COMM CTR DEPOSIT RF	350.00
			Vendor 03495 - SARAH FAROOQ Total:	**350.00**
Vendor: 02876 - SHRED-IT				
07/07/2026	8014440401	SHRED-IT	5/7 & 5/21 SHREDDING SVC/PD	115.56
07/07/2026	8014440401	SHRED-IT	5/7 & 5/21 SHREDDING SVC/PD	309.39
			Vendor 02876 - SHRED-IT Total:	**424.95**
Vendor: 04988 - SITEONE LANDSCAPE SUPPLY HOLDING LLC				
07/07/2026	167710205001	SITEONE LANDSCAPE SUPPLY	6/17 MAINT RPR MAT'L/WTR	261.58
07/07/2026	167710205002	SITEONE LANDSCAPE SUPPLY	6/17 MAINT RPR MAT'L/WTR	145.72
			Vendor 04988 - SITEONE LANDSCAPE SUPPLY HOLDING LLC Total:	**407.30**
Vendor: 02535 - SMART & FINAL				
07/07/2026	1102502	SMART & FINAL	6/15 SUPPLIES/DC	125.60
07/07/2026	164401	SMART & FINAL	6/18 SUPPLIES/PD	68.94
07/07/2026	18601/774222	SMART & FINAL	6/11 SUPPLIES/PD	91.09
			Vendor 02535 - SMART & FINAL Total:	**285.63**

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 04797 - SMART CIENEGA LLC				
07/07/2026	INV0027412	SMART CIENEGA LLC	JUN'26 CAM & INS/5414 LP	451.00
07/07/2026	INV0027413	SMART CIENEGA LLC	JUL'26 CAM & INS/5414 LP	451.00
			Vendor 04797 - SMART CIENEGA LLC Total:	**902.00**
Vendor: 02640 - SO CAL GAS COMPANY				
06/24/2026	INV0027414	SO CAL GAS COMPANY	6/4 8415 MEADOWLARK/BOOSTER	16.27
06/24/2026	INV0027415	SO CAL GAS COMPANY	6/4 8441 MOODY/CY	45.93
06/24/2026	INV0027416	SO CAL GAS COMPANY	6/4 7821 WALKER/CC&CP	276.17
06/24/2026	INV0027417	SO CAL GAS COMPANY	6/8 6800 WALKER/WW	65.00
06/24/2026	INV0027418	SO CAL GAS COMPANY	6/4 7792 WALKER/PD	1,200.90
			Vendor 02640 - SO CAL GAS COMPANY Total:	**1,604.27**
Vendor: 02556 - SOUTHERN CALIFORNIA EDISON				
06/27/2026	INV0027420	SOUTHERN CALIFORNIA EDIS	5/28 5712 LA PALMA TC1	77.33
06/27/2026	INV0027421	SOUTHERN CALIFORNIA EDIS	6/1 8415 MEADOWLARK/BST	11,195.49
06/27/2026	INV0027422	SOUTHERN CALIFORNIA EDIS	6/19 7831 WALKER/CP	293.49
06/27/2026	INV0027423	SOUTHERN CALIFORNIA EDIS	6/2 7792 WALKER/PD	6,665.01
06/27/2026	INV0027423	SOUTHERN CALIFORNIA EDIS	6/2 LAURELWOOD/SCE LAMP	22.81
06/27/2026	INV0027423	SOUTHERN CALIFORNIA EDIS	6/2 7821 WLAKER/CC&CP	3,259.10
06/27/2026	INV0027423	SOUTHERN CALIFORNIA EDIS	6/2 LP/COMSTOCK SPRINKLER	15.94
06/27/2026	INV0027423	SOUTHERN CALIFORNIA EDIS	6/2 7872-1/2 DENNI SPRINKLER	15.43
06/27/2026	INV0027423	SOUTHERN CALIFORNIA EDIS	6/2 7711 MDY/ORGTHRPE SPRINKLER	35.65
06/27/2026	INV0027423	SOUTHERN CALIFORNIA EDIS	6/2 6750 WLAKER SPRINKLER	15.12
06/27/2026	INV0027423	SOUTHERN CALIFORNIA EDIS	6/2 7711 FURMAN RD POLE	85.27
06/27/2026	INV0027423	SOUTHERN CALIFORNIA EDIS	6/2 BYRNE/WALKER LAMPS	114.65
06/27/2026	INV0027423	SOUTHERN CALIFORNIA EDIS	6/2 6800 WALKER/PUMP	9,254.43
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 WALKER/183RD SIGNAL	72.32
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 5001 CRESCENT SIGNAL	102.49
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 LP/MOODY SIGNAL	100.73
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 LP/DENNI SIGNAL	99.97
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 MOODY/SHARON SIGNAL	81.37
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 5002 HOUSTON	97.68
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 LP/WALKER SIGNAL	55.22
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 MOODY/LA LUNA SIGNAL	32.84
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 E/S VV/ORANGETHORPE SGNL	114.97
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 5498 LA PALMA TC1	107.26
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 8231-1/2 WALKER	65.78
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 7903 WALKER/REC SIGNA	70.05
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 LP/REDFORD SIGNAL	83.63
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 8171 WALKER/LA LUNA SIGNAL	81.87
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 S/S ORANGETHORPE/VV SIGNAL	84.88
06/27/2026	INV0027424	SOUTHERN CALIFORNIA EDIS	6/9 7701 WALKER/HOSPTIAL SIGNAL	102.73
06/27/2026	INV0027425	SOUTHERN CALIFORNIA EDIS	6/1 LS-1/ALL NIGHT ADD'L LAMPS	51.03
06/27/2026	INV0027426	SOUTHERN CALIFORNIA EDIS	6/1 LS-1/ALL NIGHT	14,766.58
06/27/2026	INV0027427	SOUTHERN CALIFORNIA EDIS	6/1 LS-2/METERED	431.65
06/27/2026	INV0027428	SOUTHERN CALIFORNIA EDIS	6/1 WALKER/91 FWY LAMPS	122.75
06/27/2026	INV0027429	SOUTHERN CALIFORNIA EDIS	6/1 LS-2/8172 MOODY	35.23
06/27/2026	INV0027429	SOUTHERN CALIFORNIA EDIS	6/1 LS-2 8231-1/2 WA;LER	17.62
06/27/2026	INV0027430	SOUTHERN CALIFORNIA EDIS	6/15 5461 ORANGETHORPE/PED	7.36
06/27/2026	INV0027431	SOUTHERN CALIFORNIA EDIS	6/15 5549 ORANGETHORPE/PED	7.36
06/27/2026	INV0027432	SOUTHERN CALIFORNIA EDIS	6/26 8400 MOODY/PED	8.94

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
06/27/2026	INV0027436	SOUTHERN CALIFORNIA EDIS	6/16 5250 ORANGETHORPE/MEDIAN	16.12
06/27/2026	INV0027437	SOUTHERN CALIFORNIA EDIS	6/17 7701 BARBI/PED	28.87
06/27/2026	INV0027438	SOUTHERN CALIFORNIA EDIS	6/26 5712 LA PALMA TC1	75.50
06/27/2026	INV0027439	SOUTHERN CALIFORNIA EDIS	6/16 7109 WALKER/PED	8.65
06/27/2026	INV0027440	SOUTHERN CALIFORNIA EDIS	6/11 5872 LA PALMA/MEDIA	24.43
06/27/2026	INV0027440	SOUTHERN CALIFORNIA EDIS	6/11 7502 WALKER/HOUSTON TC1	79.40
06/27/2026	INV0027440	SOUTHERN CALIFORNIA EDIS	6/11 8172 MOODY/WINDSONG TC1	131.59
06/27/2026	INV0027441	SOUTHERN CALIFORNIA EDIS	6/15 6998 WALKER TC1	111.49
			Vendor 02556 - SOUTHERN CALIFORNIA EDISON Total:	**48,328.08**
Vendor: 02558 - SOUTHWEST PATROL INC				
07/07/2026	83420	SOUTHWEST PATROL INC	6/20 SECURITY SVCS/REC	300.00
			Vendor 02558 - SOUTHWEST PATROL INC Total:	**300.00**
Vendor: 05626 - SRITY BAJORIA				
07/07/2026	1015031.002	SRITY BAJORIA	13513 DAY CAMP CANCELLATION	-11.00
07/07/2026	1015031.002	SRITY BAJORIA	13513 DAY CAMP RFD	170.00
			Vendor 05626 - SRITY BAJORIA Total:	**159.00**
Vendor: 02568 - STAPLES BUSINESS ADVANTAGE				
07/07/2026	6065530595	STAPLES BUSINESS ADVANTAG	6/3 PATROL SUPPLIES/PD	114.97
			Vendor 02568 - STAPLES BUSINESS ADVANTAGE Total:	**114.97**
Vendor: 06066 - STEP SAVER CA LLC				
07/07/2026	380007	STEP SAVER CA LLC	6/15 WTR TREATMENT SUPP/CY	61.66
07/07/2026	380008	STEP SAVER CA LLC	6/15 WTR TREATMENT SUPP/WW	200.66
			Vendor 06066 - STEP SAVER CA LLC Total:	**262.32**
Vendor: 04122 - TAN NGUYEN				
07/07/2026	13461	TAN NGUYEN	6/7-6/28 INT VOLLEYBALL	101.40
07/07/2026	13464	TAN NGUYEN	6/7-6/28 ADV VOLLEYBALL	33.80
			Vendor 04122 - TAN NGUYEN Total:	**135.20**
Vendor: 02627 - TERESITA FONTANILLA				
07/07/2026	1015109.002	TERESITA FONTANILLA	6/7 PAVILION DEPOSIT RFD	150.00
			Vendor 02627 - TERESITA FONTANILLA Total:	**150.00**
Vendor: 04925 - TEREX USA LLC				
07/01/2026	7648380	TEREX USA LLC	4/14 Terex Hi-Ranger L131 Aerial Device/PW	193,278.00
			Vendor 04925 - TEREX USA LLC Total:	**193,278.00**
Vendor: 02654 - THE STANDARD				
07/07/2026	INV0027381	THE STANDARD	Jun '26 LTD INS PREM/MISC EMPL	988.62
07/07/2026	INV0027381	THE STANDARD	Jun '26 LIFE INS PREM/ALL EMPL	827.15
			Vendor 02654 - THE STANDARD Total:	**1,815.77**
Vendor: 04630 - T-MOBILE USA INC				
07/07/2026	CM0000280	T-MOBILE USA INC	CREDIT MEMO	-78.93
07/07/2026	INV0026905	T-MOBILE USA INC	3/16-4/15 INTERNET TABLET/CEO	22.31
07/07/2026	INV0027446	T-MOBILE USA INC	5/16-6/15 INTERNET TABLET/CEO	22.31
07/07/2026	INV0027447	T-MOBILE USA INC	5/21-6/20 UAS DATA PLAN/PD - Acct. 971557340	47.36
			Vendor 04630 - T-MOBILE USA INC Total:	**13.05**
Vendor: 05225 - TOP ROCK ENTERTAINMENT				
07/07/2026	INV0027472	TOP ROCK ENTERTAINMENT	7/30 CONCERTS IN THE PARK	3,000.00
07/07/2026	INV0027463	TOP ROCK ENTERTAINMENT	7/9 CONCERTS IN THE PARK	3,000.00

Docusign Envelope ID: 9254EBCF-7265-88B3-836E-4731FC592DE1

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
07/07/2026	INV0027467	TOP ROCK ENTERTAINMENT	7/16 CONCERTS IN THE PARK	3,000.00
07/07/2026	INV0027470	TOP ROCK ENTERTAINMENT	7/23 CONCERTS IN THE PARK	3,000.00
			Vendor 05225 - TOP ROCK ENTERTAINMENT Total:	**12,000.00**
Vendor: 05921 - TRANSTECH ENGINEERS, INC				
07/07/2026	20263645	TRANSTECH ENGINEERS, INC	TRAF MOODY @ LA PALMA LEFT TURN STUDY	7,027.50
			Vendor 05921 - TRANSTECH ENGINEERS, INC Total:	**7,027.50**
Vendor: 02706 - U S BANK INSTITUTIONAL TRUST-WESTERN REGION				
06/25/2026	INV0027356	U S BANK INSTITUTIONAL TRU	PARS Part Time Retirement Contributions	1.64
06/25/2026	INV0027358	U S BANK INSTITUTIONAL TRU	PARS Part Time Retirement Contributions	7.32
06/25/2026	INV0027397	U S BANK INSTITUTIONAL TRU	PARS Part Time Retirement Contributions	1,337.44
			Vendor 02706 - U S BANK INSTITUTIONAL TRUST-WESTERN REGION Total:	**1,346.40**
Vendor: 06101 - UA FULLERTON LLC				
07/07/2026	3019	UA FULLERTON LLC	7/23 EXCURSION/DC	2,908.59
			Vendor 06101 - UA FULLERTON LLC Total:	**2,908.59**
Vendor: 05736 - VERVE CLOUD INC				
06/22/2026	4318995	VERVE CLOUD INC	6/15 BACKUP ISP	795.14
			Vendor 05736 - VERVE CLOUD INC Total:	**795.14**
Vendor: 06096 - VIRGINIA ALVAREZ-HERRERA				
07/07/2026	1014940.002	VIRGINIA ALVAREZ-HERRERA	6/6 COMM CTR DEP RFD	550.00
			Vendor 06096 - VIRGINIA ALVAREZ-HERRERA Total:	**550.00**
Vendor: 05593 - WATERWORKFORCE				
07/07/2026	1407-1	WATERWORKFORCE	JUL'25 WATER DEPT CONSULTING/PW	1,956.25
07/07/2026	1425-1	WATERWORKFORCE	AUG '25 WATER DEPT CONSULTANTING	1,250.00
07/07/2026	1441-1	WATERWORKFORCE	SEP'25 WATER DEPT CONSULTING/PW	1,250.00
			Vendor 05593 - WATERWORKFORCE Total:	**4,456.25**
Vendor: 02763 - WEST COAST ARBORISTS INC				
07/01/2026	240491	WEST COAST ARBORISTS INC	2/12-13 TREE PRUNING/CITYWIDE	16,643.40
07/01/2026	240907	WEST COAST ARBORISTS INC	2/16-23 TREE PRUNING/CITYWIDE	19,850.55
07/01/2026	243108	WEST COAST ARBORISTS INC	4/14 TREE PRUNING/CP	1,025.90
			Vendor 02763 - WEST COAST ARBORISTS INC Total:	**37,519.85**
Vendor: 03238 - YARDLEY ORGILL COMPANY				
07/07/2026	1039706	YARDLEY ORGILL COMPANY	6/2 MAINT RPR RPL EQUIP/WTR	3,521.81
07/07/2026	1040080	YARDLEY ORGILL COMPANY	6/22 MAINT RPR MAT'L/WTR	21.84
07/07/2026	1040087	YARDLEY ORGILL COMPANY	6/22 MAINT RPR MAT'L/WTR	175.79
			Vendor 03238 - YARDLEY ORGILL COMPANY Total:	**3,719.44**
			Grand Total:	**2,374,706.76**

Docusign Envelope ID: D002DCA2-A9E8-8439-8295-1BEEF8B3DA46

City of La Palma, CA

Warrant Register
By Vendor Name

Payment Dates 7/8/2026 - 7/21/2026

Approval

Reviewed by
Signed by:
Alisha Farnell July 21, 2026
46P8GD7FD1294F5...
Alisha Farnell - Assistant to the City Manager

Signed by:
Peter Kim July 21, 2026
D38706564B7C4C5...
Peter Kim - City Manager

Warrant Register **Payment Dates: 7/8/2026 - 7/21/2026**

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 06103 - 4IMPRINT, INC.				
07/21/2026	31803894	4IMPRINT, INC.	7/7 PROMO ITEMS/CIVIC EXP	1,640.15
			Vendor 06103 - 4IMPRINT, INC. Total:	**1,640.15**
Vendor: 01047 - AFLAC				
07/21/2026	164649	AFLAC	Jun '26 Aflac Ins Prem W/H	133.44
07/21/2026	478382	AFLAC	Jul '26 Aflac Ins Prem W/H	133.44
			Vendor 01047 - AFLAC Total:	**266.88**
Vendor: 04248 - ALL PRO JETTING & PLUMBING				
07/21/2026	INV2942	ALL PRO JETTING & PLUMBIN	6/30 SWR LINE CLEAN/CY	1,290.00
07/21/2026	INV2943	ALL PRO JETTING & PLUMBIN	6/30 SWR LINE CLEAN/PD&FD	775.00
07/21/2026	INV2944	ALL PRO JETTING & PLUMBIN	6/30 SWR LINE CLEAN/CP	775.00
07/21/2026	INV2945	ALL PRO JETTING & PLUMBIN	6/30 SWR LINE CLEAN/CH	775.00
07/21/2026	INV2946	ALL PRO JETTING & PLUMBIN	6/30 SWR LINE CLEAN/CP	1,350.00
07/21/2026	INV2947	ALL PRO JETTING & PLUMBIN	6/30 SWR LINE CLEAN/5414 L	875.00
			Vendor 04248 - ALL PRO JETTING & PLUMBING Total:	**5,840.00**
Vendor: 01066 - ALLIANT INSURANCE SERVICES INC				
07/21/2026	3603089	ALLIANT INSURANCE SERVICE	JUL'26-JUN'27 CRIME BOND	1,796.00
			Vendor 01066 - ALLIANT INSURANCE SERVICES INC Total:	**1,796.00**
Vendor: 01015 - AT&T				
07/21/2026	25470604	AT&T	7/1#995-1569 WALKER ST SYNCH - BAN 9391033976	32.14
07/21/2026	25496340	AT&T	7/4#523-4309 EOC LINES/PD-BAN 9391033970	246.17
07/21/2026	25496341	AT&T	7/4#523-7351FAX/PD-BAN 9391033971	34.00
07/21/2026	25504566	AT&T	JUL'26 DISPATCH PHONE SERV/PD-BAN 9391084360	135.42
07/21/2026	25549125	AT&T	7/15#690-3922 RV Parking Permit - BAN 9391033973	37.88
			Vendor 01015 - AT&T Total:	**485.61**
Vendor: 05866 - AUTOZONE STORES LLC				
07/21/2026	5521003241	AUTOZONE STORES LLC	6/24 WIPER BLADES/LP-30	16.16
			Vendor 05866 - AUTOZONE STORES LLC Total:	**16.16**
Vendor: 01169 - B & M LAWN & GARDEN CENTER				
07/21/2026	728211	B & M LAWN & GARDEN CEN	6/24 & 7/14 MAINT RPR EQUIP/WTR	27.00
			Vendor 01169 - B & M LAWN & GARDEN CENTER Total:	**27.00**
Vendor: 01240 - BUENA PARK PLAQUE AND TROPHY				
07/21/2026	113756	BUENA PARK PLAQUE AND TR	7/6 (6)EMPLOYEE AWARDS/P	489.38
			Vendor 01240 - BUENA PARK PLAQUE AND TROPHY Total:	**489.38**
Vendor: 05176 - BUREAU VERITAS NORTH AMERICA INC				
07/21/2026	26023737-A RI00293	BUREAU VERITAS NORTH AM	APR'26 ADD'L Permit Tech Svcs/BSD	4,410.00
			Vendor 05176 - BUREAU VERITAS NORTH AMERICA INC Total:	**4,410.00**
Vendor: 01251 - C D W GOVERNMENT INC				
07/21/2026	AJ9M94S	C D W GOVERNMENT INC	SECURE ACCESS VPN UPGRADE/PD	4,900.00
			Vendor 01251 - C D W GOVERNMENT INC Total:	**4,900.00**
Vendor: 01252 - CALIFORNIA FORENSIC PHLEBOTOMY INCORPORATED				
07/21/2026	3266	CALIFORNIA FORENSIC PHLEB	(3)JUN'26 BLOOD TESTS/PD	455.79
			Vendor 01252 - CALIFORNIA FORENSIC PHLEBOTOMY INCORPORATED Total:	**455.79**
Vendor: 01308 - CENTRALIA SCHOOL DISTRICT				
07/21/2026	2526162	CENTRALIA SCHOOL DISTRICT	6/11 BUS TRANSPORTATION/DC	1,625.00
07/21/2026	2526166	CENTRALIA SCHOOL DISTRICT	6/16-30 BUS TRANSPORTATION/DC	5,562.50
			Vendor 01308 - CENTRALIA SCHOOL DISTRICT Total:	**7,187.50**

Docusign Envelope ID: D002DCA2-A9E8-8439-8295-1BEEF8B3DA46

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 02669 - CHARTER COMMUNICATIONS				
07/21/2026	188679701070726	CHARTER COMMUNICATIONS	7/11-8/10 Internet SVC/CH-ACCT NO.188679701	427.70
			Vendor 02669 - CHARTER COMMUNICATIONS Total:	**427.70**
Vendor: 05455 - CHARTER COMMUNICATIONS				
07/21/2026	188679101070726	CHARTER COMMUNICATIONS	7/11-8/10 INTERNET SVC/CY&CH-ACCT NO.188679101	1,621.30
			Vendor 05455 - CHARTER COMMUNICATIONS Total:	**1,621.30**
Vendor: 05456 - CHARTER COMMUNICATIONS				
07/21/2026	188678801070726	CHARTER COMMUNICATIONS	7/11-8/10 INTERNET SVC/WW-ACCT NO. 18867880	719.00
			Vendor 05456 - CHARTER COMMUNICATIONS Total:	**719.00**
Vendor: 06001 - CITY ADVISORS, LLC				
07/21/2026	2026012	CITY ADVISORS, LLC	APR-MAY'26 COMM DEV CONSULTANT	12,947.50
			Vendor 06001 - CITY ADVISORS, LLC Total:	**12,947.50**
Vendor: 01356 - CITY OF LA PALMA FLEXIBLE				
07/09/2026	INV0027547	CITY OF LA PALMA FLEXIBLE	Flex Spending Contributions - Dependent Care	192.31
07/09/2026	INV0027548	CITY OF LA PALMA FLEXIBLE	Flexible Spending Contributions - Medical	341.31
			Vendor 01356 - CITY OF LA PALMA FLEXIBLE Total:	**533.62**
Vendor: 01357 - CITY OF LA PALMA PETTY CASH				
07/21/2026	INV0027532	CITY OF LA PALMA PETTY CAS	6/29 PATROL SUPPLIES/PD	9.77
			Vendor 01357 - CITY OF LA PALMA PETTY CASH Total:	**9.77**
Vendor: 01368 - CIVICPLUS				
07/21/2026	369239	CIVICPLUS	JUL'26-JUN27 WEBSITE FEE	22,079.19
			Vendor 01368 - CIVICPLUS Total:	**22,079.19**
Vendor: 01253 - CJPIA				
07/13/2026	PROP00178	CJPIA	FY26/27 CJPIA - ALL RISK PROPERTY INS	183,067.00
			Vendor 01253 - CJPIA Total:	**183,067.00**
Vendor: 04094 - COAST TO COAST COMPUTER PRODUCTS INC				
07/21/2026	A2919464	COAST TO COAST COMPUTER	7/1 OFFICE SUPPLIES/PD	939.46
			Vendor 04094 - COAST TO COAST COMPUTER PRODUCTS INC Total:	**939.46**
Vendor: 06083 - CODY RYAN HENSHAW				
07/21/2026	INV0027539	CODY RYAN HENSHAW	6/22-6/23 FIREARMS&TACTICAL RIFLE TRNG/PD	171.58
			Vendor 06083 - CODY RYAN HENSHAW Total:	**171.58**
Vendor: 01395 - COUNTY OF ORANGE				
07/21/2026	GA26270019	COUNTY OF ORANGE	FY26/27 LAFCO DUES	2,242.10
			Vendor 01395 - COUNTY OF ORANGE Total:	**2,242.10**
Vendor: 04388 - CROSSTOWN ELECTRICAL & DATA INC				
07/21/2026	545626006	CROSSTOWN ELECTRICAL & D	JUN'26 SIGNAL MAINT/PW	1,270.50
			Vendor 04388 - CROSSTOWN ELECTRICAL & DATA INC Total:	**1,270.50**
Vendor: 06111 - CRYSTAL NGUYEN				
07/21/2026	1014960.002	CRYSTAL NGUYEN	13523 CANCELLATION FEE	-11.00
07/21/2026	1014960.002	CRYSTAL NGUYEN	13523 TT RFD	168.00
			Vendor 06111 - CRYSTAL NGUYEN Total:	**157.00**
Vendor: 01416 - CRYSTAL WILKERSON				
07/21/2026	INV0027588	CRYSTAL WILKERSON	7/10 VisionCLM	141.20
07/21/2026	INV0027588	CRYSTAL WILKERSON	7/10 VisionCLM	211.80
07/21/2026	INV0027635	CRYSTAL WILKERSON	7/15 Vision CLM	160.00
07/21/2026	INV0027635	CRYSTAL WILKERSON	7/15 Vision CLM	240.00
			Vendor 01416 - CRYSTAL WILKERSON Total:	**753.00**

Docusign Envelope ID: D002DCA2-A9E8-8439-8295-1BEEF8B3DA46

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 02815 - DANITA HERNANDEZ				
07/21/2026	INV0027589	DANITA HERNANDEZ	7/1 Vision CLM	115.00
			Vendor 02815 - DANITA HERNANDEZ Total:	**115.00**
Vendor: 01453 - DAVID MORGAN				
07/21/2026	INV0027587	DAVID MORGAN	7/02 Vision CLM	82.50
07/21/2026	INV0027587	DAVID MORGAN	7/02 Vision CLM	214.50
07/21/2026	INV0027587	DAVID MORGAN	7/02 Vision CLM	33.00
			Vendor 01453 - DAVID MORGAN Total:	**330.00**
Vendor: 02901 - DEKRA-LITE				
07/21/2026	ARINV028662	DEKRA-LITE	Recycle banners/PW	4,969.34
			Vendor 02901 - DEKRA-LITE Total:	**4,969.34**
Vendor: 01472 - DEPT OF JUSTICE				
07/21/2026	56027	DEPT OF JUSTICE	Jun '26 Fingerprint/CS PT (1)	32.00
07/21/2026	56027	DEPT OF JUSTICE	Jun '26 Fingerprint/CSInst (2)	64.00
			Vendor 01472 - DEPT OF JUSTICE Total:	**96.00**
Vendor: 03270 - DYLAN COOK				
07/21/2026	INV0027541	DYLAN COOK	6/14-6/17 POST SLI SESSION 5/PD	317.54
			Vendor 03270 - DYLAN COOK Total:	**317.54**
Vendor: 05868 - FIRE FORCE PROTECTION LLC				
07/21/2026	20990	FIRE FORCE PROTECTION LLC	Emergency Exit Sign Repairs and Replacement	1,320.00
07/21/2026	20991	FIRE FORCE PROTECTION LLC	Emergency Exit Sign Repairs and Replacement	660.00
07/21/2026	21004	FIRE FORCE PROTECTION LLC	Emergency Exit Sign Repairs and Replacement	3,158.92
07/21/2026	21009	FIRE FORCE PROTECTION LLC	Emergency Exit Sign Repairs and Replacement	1,320.00
07/21/2026	21010	FIRE FORCE PROTECTION LLC	Emerg Exit Sign Rprs & Replacement	2,640.00
			Vendor 05868 - FIRE FORCE PROTECTION LLC Total:	**9,098.92**
Vendor: 01631 - FRANCHISE TAX BOARD				
07/09/2026	INV0027570	FRANCHISE TAX BOARD	State Tax Withholding	13,114.97
07/09/2026	INV0027576	FRANCHISE TAX BOARD	State Tax Withholding	391.07
			Vendor 01631 - FRANCHISE TAX BOARD Total:	**13,506.04**
Vendor: 01678 - GOVERNMENT JOBS.COM INC				
07/21/2026	INV162385	GOVERNMENT JOBS.COM INC	FY26/27 Onboard Subscriptio	4,889.75
			Vendor 01678 - GOVERNMENT JOBS.COM INC Total:	**4,889.75**
Vendor: 01679 - GOVERNMENTAL FINANCIAL SVCS				
07/21/2026	INV0027610	GOVERNMENTAL FINANCIAL S	JUN'26 ACCOUNTING SVCS/ADM	4,129.13
07/21/2026	INV0027610	GOVERNMENTAL FINANCIAL S	JUN'26 ACCOUNTING SVCS/FI	2,627.62
07/21/2026	INV0027610	GOVERNMENTAL FINANCIAL S	JUN'26 ACCOUNTING SVCS/FI	1,402.50
07/21/2026	INV0027610	GOVERNMENTAL FINANCIAL S	JUN'26 ACCOUNTING SVCS/WTR	750.75
			Vendor 01679 - GOVERNMENTAL FINANCIAL SVCS Total:	**8,910.00**
Vendor: 05956 - GRANT ROMANCIA				
07/21/2026	2649	GRANT ROMANCIA	7/4 PHOTOS/FR4F'26	1,185.00
			Vendor 05956 - GRANT ROMANCIA Total:	**1,185.00**
Vendor: 04597 - GREENTECH LANDSCAPE INC				
07/21/2026	64602	GREENTECH LANDSCAPE INC	JUN'26 MOWING, VINE TRIM, & MEDIAN MAINT	5,768.40
07/21/2026	64602	GREENTECH LANDSCAPE INC	JUN'26 MOWING, VINE TRIM, & MEDIAN MAINT	45.60
07/21/2026	64602	GREENTECH LANDSCAPE INC	JUN'26 MOWING, VINE TRIM, & MEDIAN MAINT	1,835.40

Warrant Register **Payment Dates: 7/8/2026 - 7/21/2026**

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
07/21/2026	64602	GREENTECH LANDSCAPE INC	JUN'26 MOWING, VINE TRIM, & MEDIAN MAINT	3,750.60
			Vendor 04597 - GREENTECH LANDSCAPE INC Total:	**11,400.00**
Vendor: 01707 - HARRINGTON INDUSTRIAL PLASTICS				
07/21/2026	2T7911	HARRINGTON INDUSTRIAL PL	6/30 RPLC SAMPLING PUMP/CY	1,722.36
			Vendor 01707 - HARRINGTON INDUSTRIAL PLASTICS Total:	**1,722.36**
Vendor: 05303 - HEALTH AND HUMAN RESOURCES CENTER INC				
07/21/2026	E0373138	HEALTH AND HUMAN RESOU	Aug "26 EAP	129.60
			Vendor 05303 - HEALTH AND HUMAN RESOURCES CENTER INC Total:	**129.60**
Vendor: 06102 - HEIDI ROBBINS				
07/21/2026	CM0000283	HEIDI ROBBINS	Permit BLD-26-363 RFD/8031 FRESE	299.64
07/21/2026	CM0000283	HEIDI ROBBINS	Permit BLD-26-363 RFD/8031 FRESE	36.12
07/21/2026	CM0000283	HEIDI ROBBINS	Permit BLD-26-363 RFD/8031 FRESE	29.96
07/21/2026	CM0000283	HEIDI ROBBINS	Permit BLD-26-363 RFD/8031 FRESE	14.98
07/21/2026	CM0000283	HEIDI ROBBINS	Permit BLD-26-363 RFD/8031 FRESE	11.55
07/21/2026	CM0000283	HEIDI ROBBINS	Permit BLD-26-363 RFD/8031 FRESE	1.51
07/21/2026	CM0000283	HEIDI ROBBINS	Permit BLD-26-363 RFD/8031 FRESE	1.00
			Vendor 06102 - HEIDI ROBBINS Total:	**394.76**
Vendor: 02642 - HOME DEPOT				
07/21/2026	5511891	HOME DEPOT	6/30 SUPPLIES/PW	20.33
07/21/2026	5544505	HOME DEPOT	6/30 PATROL SUPPLIES/PD	74.78
			Vendor 02642 - HOME DEPOT Total:	**95.11**
Vendor: 01764 - INTERNAL REVENUE SERVICE				
07/09/2026	INV0027569	INTERNAL REVENUE SERVICE	Federal Tax Withholding	31,682.09
07/09/2026	INV0027571	INTERNAL REVENUE SERVICE	Medicare	8,534.60
07/09/2026	INV0027575	INTERNAL REVENUE SERVICE	Federal Tax Withholding	890.31
07/09/2026	INV0027577	INTERNAL REVENUE SERVICE	Medicare	159.94
			Vendor 01764 - INTERNAL REVENUE SERVICE Total:	**41,266.94**
Vendor: 06063 - J&M TROPHIES, INC.				
07/21/2026	B4387	J&M TROPHIES, INC.	City Tile Plates/Adm	59.72
			Vendor 06063 - J&M TROPHIES, INC. Total:	**59.72**
Vendor: 05481 - JASON HONG				
07/21/2026	INV0027482	JASON HONG	6/18-20 GREAT HOMESCHOOL CON/CS SUPV	170.50
			Vendor 05481 - JASON HONG Total:	**170.50**
Vendor: 01856 - JESSE AMEND				
07/21/2026	INV0027597	JESSE AMEND	FY 26/27 Wellness Reimb/PD CAPT	484.86
07/21/2026	INV0027598	JESSE AMEND	7/3 Vision CLM	397.99
07/21/2026	INV0027599	JESSE AMEND	7/10 Vision CLM	380.79
			Vendor 01856 - JESSE AMEND Total:	**1,263.64**
Vendor: 05602 - JESSE LOPEZ				
07/21/2026	INV0027540	JESSE LOPEZ	6/29-7/3 FTO TRNG/PD	223.75
			Vendor 05602 - JESSE LOPEZ Total:	**223.75**
Vendor: 01860 - JESUS FERNANDEZ				
07/21/2026	INV0027601	JESUS FERNANDEZ	5/22 Vision CLM	10.50
07/21/2026	INV0027601	JESUS FERNANDEZ	5/22 Vision CLM	14.00
07/21/2026	INV0027601	JESUS FERNANDEZ	5/22 Vision CLM	17.50
07/21/2026	INV0027601	JESUS FERNANDEZ	5/22 Vision CLM	28.00
07/21/2026	INV0027603	JESUS FERNANDEZ	6/19 Vision CLM	17.25

Docusign Envelope ID: D002DCA2-A9E8-8439-8295-1BEEF8B3DA46

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
07/21/2026	INV0027603	JESUS FERNANDEZ	6/19 Vision CLM	23.00
07/21/2026	INV0027603	JESUS FERNANDEZ	6/19 Vision CLM	28.75
07/21/2026	INV0027603	JESUS FERNANDEZ	6/19 Vision CLM	46.00
			Vendor 01860 - JESUS FERNANDEZ Total:	**185.00**
Vendor: 01973 - L A U S D-PERSONNEL COMMISSION				
07/21/2026	4088	L A U S D-PERSONNEL COMMI	6/23 Bilingual Test/(1)PW	108.00
			Vendor 01973 - L A U S D-PERSONNEL COMMISSION Total:	**108.00**
Vendor: 01975 - L P G E A				
07/09/2026	INV0027549	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				
07/21/2026	2335	LA PALMA CAR WASH	6/1-6/30 CAR WASH/PD,PW,CEO	1,070.00
07/21/2026	2335	LA PALMA CAR WASH	6/1-6/30 CAR WASH/PD,PW,CEO	18.00
07/21/2026	2335	LA PALMA CAR WASH	6/1-6/30 CAR WASH/PD,PW,CEO	18.00
			Vendor 01980 - LA PALMA CAR WASH Total:	**1,106.00**
Vendor: 01988 - LA PALMA POLICE ASSN				
07/09/2026	INV0027550	LA PALMA POLICE ASSN	LPPA Dues Withheld	1,370.75
			Vendor 01988 - LA PALMA POLICE ASSN Total:	**1,370.75**
Vendor: 01976 - LPPEA				
07/09/2026	INV0027551	LPPEA	LPPEA Dues Withheld	90.00
			Vendor 01976 - LPPEA Total:	**90.00**
Vendor: 06113 - MARICARMEN GARCIA				
07/21/2026	1015134.002	MARICARMEN GARCIA	6/28 COMM CTR DEP RFD	350.00
			Vendor 06113 - MARICARMEN GARCIA Total:	**350.00**
Vendor: 05072 - MASTERLUBE CYPRESS				
07/21/2026	6296	MASTERLUBE CYPRESS	7/1 OIL CHANGE/#752	113.45
07/21/2026	6330	MASTERLUBE CYPRESS	7/3 OIL CHANGE/#753	106.29
			Vendor 05072 - MASTERLUBE CYPRESS Total:	**219.74**
Vendor: 01752 - MISSION SQUARE - PLAN 302549				
07/09/2026	INV0027558	MISSION SQUARE - PLAN 302	Deferred Comp	1,201.13
07/09/2026	INV0027559	MISSION SQUARE - PLAN 302	Deferred Comp	855.00
07/09/2026	INV0027560	MISSION SQUARE - PLAN 302	Deferred Comp	5,080.26
			Vendor 01752 - MISSION SQUARE - PLAN 302549 Total:	**7,136.39**
Vendor: 04985 - MOSS LEVY & HARTZHEIM				
07/21/2026	19251	MOSS LEVY & HARTZHEIM	FY25 CITY AUDIT/FIN - INTERIM AUDIT	15,000.00
			Vendor 04985 - MOSS LEVY & HARTZHEIM Total:	**15,000.00**
Vendor: 02201 - MUNICIPAL WATER DISTRICT OF				
07/21/2026	12153	MUNICIPAL WATER DISTRICT	JUN'26 CAPACOTU CHARGE	620.35
07/21/2026	12153	MUNICIPAL WATER DISTRICT	JUN'26 TREATED DOMESTIC/WTR	305.60
07/21/2026	12153	MUNICIPAL WATER DISTRICT	JUN'26 WTR RTS CHARGE	331.79
07/21/2026	18085	MUNICIPAL WATER DISTRICT	FY26/27 RETAIL SVC CONN/WTR	68,499.10
			Vendor 02201 - MUNICIPAL WATER DISTRICT OF Total:	**69,756.84**
Vendor: 02290 - PACIFIC TELEMANAGEMENT SVCS				
07/21/2026	2154845	PACIFIC TELEMANAGEMENT S	7/1#739-9846 PAYPHONE/PD	78.00
			Vendor 02290 - PACIFIC TELEMANAGEMENT SVCS Total:	**78.00**
Vendor: 02277 - PARS				
07/21/2026	60702	PARS	May '26 PARS Adm Svcs	413.68
			Vendor 02277 - PARS Total:	**413.68**
Vendor: 02279 - PERS RETIREMENT				
07/09/2026	INV0027552	PERS RETIREMENT	CalPERS Employee Contribution	1,511.50

Warrant Register **Payment Dates: 7/8/2026 - 7/21/2026**

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
07/09/2026	INV0027553	PERS RETIREMENT	CalPERS Employer Contributio	3,040.01
07/09/2026	INV0027554	PERS RETIREMENT	CalPERS Employee Contribution	2,237.40
07/09/2026	INV0027555	PERS RETIREMENT	CalPERS Employer Contributio	3,257.01
07/09/2026	INV0027556	PERS RETIREMENT	CalPERS Employee Contribution	5,065.47
07/09/2026	INV0027557	PERS RETIREMENT	CalPERS Employer Contributio	5,202.70
07/09/2026	INV0027562	PERS RETIREMENT	CalPERS Employee Contribution	1,206.81
07/09/2026	INV0027563	PERS RETIREMENT	CalPERS Employer Contributio	3,935.53
07/09/2026	INV0027564	PERS RETIREMENT	CalPERS Employee Contribution	477.58
07/09/2026	INV0027565	PERS RETIREMENT	CalPERS Employer Contributio	1,236.24
07/09/2026	INV0027566	PERS RETIREMENT	CalPERS Employee Contribution	8,789.65
07/09/2026	INV0027567	PERS RETIREMENT	CalPERS Employer Contributio	8,909.34
07/09/2026	INV0027568	PERS RETIREMENT	Employee Survivor Contribution Amount	49.29
07/09/2026	CM0000285	PERS RETIREMENT	PP14-1 CORRECT CALPERS ER CONTRIBUTION-NEW RATE	-81.03
			Vendor 02279 - PERS RETIREMENT Total:	**44,837.50**
Vendor: 02281 - PERS				
07/13/2026	100000018342388	PERS	FY26/27 UAL CONTRIBUTION RATE PLAN 25729	1,486,001.00
07/13/2026	100000018342403	PERS	FY26/27 UAL CONTRIBUTION RATE PLAN 27220	977,472.00
			Vendor 02281 - PERS Total:	**2,463,473.00**
Vendor: 02338 - PRINT N COPY CENTER				
07/21/2026	281664	PRINT N COPY CENTER	(4400)JUL'26 SOURCE NEWSLETTER/PD	617.81
			Vendor 02338 - PRINT N COPY CENTER Total:	**617.81**
Vendor: 04831 - RAY HIDALGO				
07/21/2026	1014942.002	RAY HIDALGO	4/12-6/28 COMM CTR DEP RF	800.00
			Vendor 04831 - RAY HIDALGO Total:	**800.00**
Vendor: 06106 - SHERRY UY				
07/21/2026	1015037.002	SHERRY UY	6/27 PAVILION DEP RFD	150.00
			Vendor 06106 - SHERRY UY Total:	**150.00**
Vendor: 04797 - SMART CIENEGA LLC				
07/21/2026	INV0027634	SMART CIENEGA LLC	2025 CAM RECON/5410 LP	480.71
			Vendor 04797 - SMART CIENEGA LLC Total:	**480.71**
Vendor: 05900 - SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS - SCAG				
07/21/2026	SCAG FY27 0087	SOUTHERN CALIFORNIA ASSO	FY26/27 SCAG DUES/GG	2,346.00
			Vendor 05900 - SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS - SCAG Total:	**2,346.00**
Vendor: 02568 - STAPLES BUSINESS ADVANTAGE				
07/21/2026	6067979231	STAPLES BUSINESS ADVANTAG	7/2 KITCHEN SUPPLIES/PD	123.67
			Vendor 02568 - STAPLES BUSINESS ADVANTAGE Total:	**123.67**
Vendor: 06066 - STEP SAVER CA LLC				
07/21/2026	380184	STEP SAVER CA LLC	6/29 WTR TREATMENT SUPP/CY	136.76
07/21/2026	380185	STEP SAVER CA LLC	6/29 WTR TREATMENT SUPP/WW	116.58
07/21/2026	380348	STEP SAVER CA LLC	7/13 WTR TREATMENT SUPP/CY	164.79
07/21/2026	380349	STEP SAVER CA LLC	7/13 WTR TREATMENT SUPP/WW	177.12
			Vendor 06066 - STEP SAVER CA LLC Total:	**595.25**
Vendor: 01620 - STEVE A. FILARSKY ATTORNEY AT LAW				
07/21/2026	INV0027612	STEVE A. FILARSKY ATTORNEY	5/29-6/23 Labor Atty Svcs	1,620.00
			Vendor 01620 - STEVE A. FILARSKY ATTORNEY AT LAW Total:	**1,620.00**

Docusign Envelope ID: D002DCA2-A9E8-8439-8295-1BEEF8B3DA46

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 05818 - THE DOT PRINTER				
07/21/2026	362612	THE DOT PRINTER	FY26/27 (26)BUDGET BOOK/FIN	2,801.84
			Vendor 05818 - THE DOT PRINTER Total:	**2,801.84**
Vendor: 06112 - TONIA LA SHAWN SMITH				
07/21/2026	1015235.002	TONIA LA SHAWN SMITH	6/27 COMM CTR DEP RFD	550.00
			Vendor 06112 - TONIA LA SHAWN SMITH Total:	**550.00**
Vendor: 05389 - TONY CO				
07/21/2026	1015050.002	TONY CO	13526 STEM & POKEMON RF	305.00
07/21/2026	1015050.002	TONY CO	13526 CANCELLATION FEE	-11.00
			Vendor 05389 - TONY CO Total:	**294.00**
Vendor: 05525 - TOWNSEND PUBLIC AFFAIRS INC				
07/21/2026	25636	TOWNSEND PUBLIC AFFAIRS I	JUL'26 GRANT WRITING&FUNDING CONSULTING SVCS	2,200.00
07/21/2026	25636	TOWNSEND PUBLIC AFFAIRS I	JUL'26 GRANT WRITING&FUNDING CONSULTING SVCS	1,925.00
07/21/2026	25636	TOWNSEND PUBLIC AFFAIRS I	JUL'26 GRANT WRITING&FUNDING CONSULTING SVCS	1,375.00
			Vendor 05525 - TOWNSEND PUBLIC AFFAIRS INC Total:	**5,500.00**
Vendor: 05847 - TRACY SWEATMON				
07/21/2026	INV0027489	TRACY SWEATMON	6/18-6/20 GREAT HOMESCHOOL CON/REC SPEC	150.50
			Vendor 05847 - TRACY SWEATMON Total:	**150.50**
Vendor: 02947 - TRUTH BE TOLD POLYGRAPH LLC				
07/21/2026	LPPD202606	TRUTH BE TOLD POLYGRAPH L	6/2 POLYGRAPH/PD	275.00
			Vendor 02947 - TRUTH BE TOLD POLYGRAPH LLC Total:	**275.00**
Vendor: 02700 - TYLER TECHNOLOGIES INC				
07/21/2026	CI100-00285662	TYLER TECHNOLOGIES INC	CONTENT MANAGER ANN FEE	1,958.25
07/21/2026	CI100-00285662	TYLER TECHNOLOGIES INC	ERP PRO UTILITIES ANN FEE	6,163.50
07/21/2026	CI100-00285662	TYLER TECHNOLOGIES INC	ERP PRO FINANCIALS ANN FE	42,551.25
			Vendor 02700 - TYLER TECHNOLOGIES INC Total:	**50,673.00**
Vendor: 02706 - U S BANK INSTITUTIONAL TRUST-WESTERN REGION				
07/09/2026	INV0027561	U S BANK INSTITUTIONAL TRU	PARS Part Time Retirement Contributions	1,386.58
			Vendor 02706 - U S BANK INSTITUTIONAL TRUST-WESTERN REGION Total:	**1,386.58**
Vendor: 02709 - U S POSTMASTER				
07/08/2026	INV0027578	U S POSTMASTER	POSTAGE MACHINE REIMB	5,000.00
			Vendor 02709 - U S POSTMASTER Total:	**5,000.00**
Vendor: 02742 - VERIZON WIRELESS				
07/21/2026	61446307116	VERIZON WIRELESS	5/17-6/16 CELL PHONES/REC	54.06
07/21/2026	61446307116	VERIZON WIRELESS	5/17-6/16 CREDIT BALANCE	-27.13
07/21/2026	61446307116	VERIZON WIRELESS	5/17-6/16 MACHINE TO MACHINE	150.19
07/21/2026	6146307117	VERIZON WIRELESS	5/17-6/16 DATA ACCESS/WTR	60.12
07/21/2026	6146307117	VERIZON WIRELESS	5/17-6/16 DATA ACCESS/ENG TECH	80.02
07/21/2026	6146307117	VERIZON WIRELESS	5/17-6/16 SEDARU DATA ACCESS/WTR	46.20
			Vendor 02742 - VERIZON WIRELESS Total:	**363.46**
Vendor: 05820 - WAXIE'S ENTERPRISES, LLC, A BRADY PLUS COMPANY				
07/21/2026	83999294	WAXIE'S ENTERPRISES, LLC, A	6/29 JANITORIAL SUPPLIES/P	1,382.04
			Vendor 05820 - WAXIE'S ENTERPRISES, LLC, A BRADY PLUS COMPANY Total:	**1,382.04**

Docusign Envelope ID: D002DCA2-A9E8-8439-8295-1BEEF8B3DA46

Payment Date	Payable Number	Vendor Name	Description (Item)	Amount
Vendor: 03987 - WEX HEALTH INC				
07/21/2026	2400206	WEX HEALTH INC	Jun '26 Flex Adm Svc	50.00
			Vendor 03987 - WEX HEALTH INC Total:	**50.00**
			Grand Total:	**3,034,156.92**

City of La Palma

Agenda Item No. 4

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Peter L. Kim, City Manager
AGENDA TITLE:	Fourth Quarter Cash and Investment Report, Fiscal Year 2025-26, as of June 30, 2026

RECOMMENDED ACTION:

Receive and file the Cash and Investment Report for the fourth 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. 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.

The cash and investments of all funds are pooled. 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 June 30, 2026, is as follows:

Short-Term Operating Requirements

- Monies held in demand deposit accounts and cash on hand total $7,405,653
- Monies held by Corpay total $39,366
- Monies held in the Local Agency Investment Fund total $17,736,621
    - Market value totals $17,716,621
    - LAIF effective yield for each month during the quarter:
        - 3.811%, month 1
        - 3.810%, month 2
        - 3.816%, month 3
    - LAIF average life is 269 days

Managed Portfolio

- Book value totals $28,772,197
- Market value totals $28,683,773 per US Bank (custodian) and $28,683,768 per PFM (investment manager)
    - $12,798,456 US Treasury Bond/Note (44.62%)
    - $115,193 Municipal Bond/Note (0.40%)
    - $2,207,940 Federal Agency Commercial (7.70%)
    - $7,899,777 Corporate Note (27.54%)
    - $247,077 Bank Note (0.86%)
    - $5,411,468 Asset-Backed Security (18.87%)
    - $3,957 Money Market (0.01%)
- Yield to maturity (based on cost) is 4.12%
- Yield to maturity (based on market value) is 4.29%
- Weighted average maturity is 878 days
- All investments mature within five years of the quarter-end.

Federal Reserve Board and Interest Rate Yield

The Federal Reserve Board (FRB) has congressionally assigned goals of promoting maximum employment and stable prices across a broad range of economic conditions. The FRB's long-term objective is to maintain the strength of the economy and the labor market while enabling inflation to move to 2% over the long run. After making no change to interest rates since July 2023, the FRB lowered interest rates at its September, November, and December 2024 meetings. From December 2024 through August 2025, the FRB made no additional changes to interest rates but then lowered them by one-quarter percentage point at its September, October, and December 2025 meetings. No changes to interest rates were made at the FRB's 2026 meetings through June, citing the following: available indicators suggest that economic activity has been expanding at a solid pace, job gains have kept pace with the workforce, and the unemployment rate has changed little in recent months, while inflation remains somewhat elevated.

The following table presents two years of U.S. Treasury yields:

Treasury Yield Curve Rates

Quarter End Date	6 Month	1 Year	2 Year	3 Year	5 Year	10 Year
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%
March 31, 2026	3.72%	3.68%	3.79%	3.81%	3.92%	4.30%
June 30, 2026	4.01%	3.98%	4.14%	4.15%	4.19%	4.44%

The treasury yield rates can be compared against the LAIF and managed portfolio yields.

- At the quarter end, LAIF's effective yield (3.816%) was lower than Treasury yield rates for all maturities.
- At the quarter end, the managed portfolio's yield based on cost (4.12%) was higher than Treasury yield rates for maturities of one year and less but lower for all other maturities up to ten years. The managed portfolio's yield based on market (4.29%) was higher than Treasury yield rates for all maturities between six months and five years but lower for maturities of 10 years. All investments in the managed portfolio mature within five years of June 30, 2026.

Managed Portfolio Market Value

Until investments are sold, any difference between market and book value is an unrealized gain or loss. During the fourth quarter of fiscal year 2025-26, the City's investment managers sold certain investments before their maturity date and realized a net loss totaling $166.

For the first time since June 30, 2024, the market value is below the book value at the end of the fourth quarter, resulting in an unrealized loss of $88,424 at June 30, 2026. Market values have an inverse relationship with interest rates, so as interest rates increase, market values decrease. Interest rates started to rise during the quarter ending June 30, 2026. 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)
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
March 31, 2026	$28,476,995	$28,552,992	$75,997
June 30, 2026	$28,772,197	$28,683,773	($88,424)

FISCAL IMPACT:

There is no fiscal impact associated with receiving and filing this report.

ATTACHMENTS:

1. Cash and Investment Report - June 30, 2026
2. Cash and Investment Portfolio Book Value by Type Chart - June 30, 2026
3. PFM Funds, Managed Account Detail of Securities Held - June 30, 2026

CITY OF LA PALMA

Cash and Investment Report
June 30, 2026

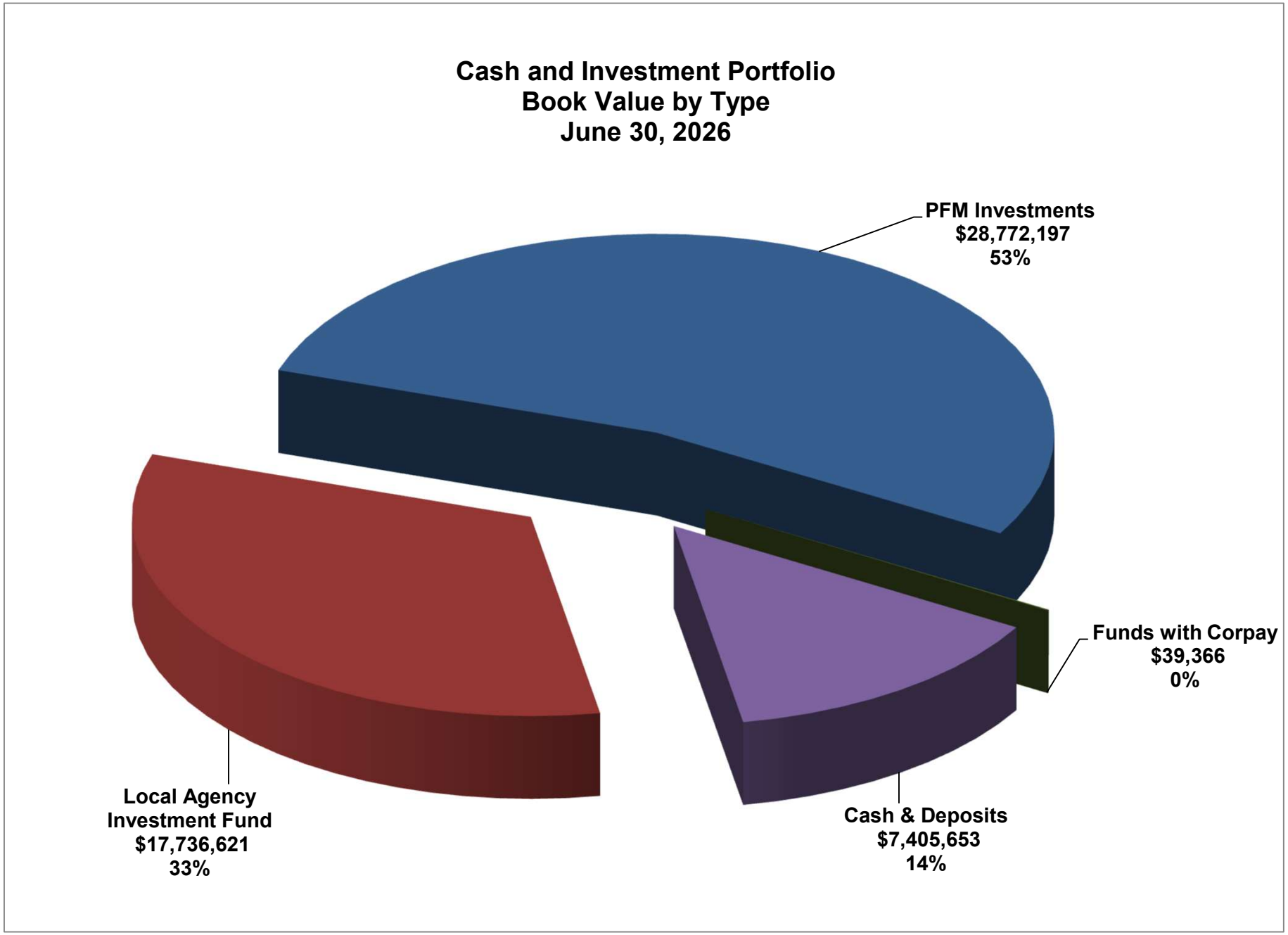
Investment Type	Issuer	Purchase Date	Maturity Date	Interest Rate	Face Value	Book Value	Market Value	Source of Market Valuation
Pooled Deposits and Investments*								
Local Agency Investment Fund	State	NA	NA	3.920%	$ 17,736,621	$ 17,736,621	$ 17,716,621	LAIF
Various eligible securities	PFM Fund Manager (various issuers)	NA	various	4.120%	28,883,685	28,772,197	28,683,773	US Bank
Deposit accounts	NA	NA	NA	NA	7,398,228	7,398,228	7,398,228	NA
Cash on hand	NA	NA	NA	NA	7,425	7,425	7,425	NA
Funds with Corpay	NA	NA	NA	NA	39,366	39,366	39,366	NA
	Total Pooled Deposits and Investments				**$ 54,065,325**	**$ 53,953,837**	**$ 53,845,413**	

* 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.

Signed by:
D38706564B7C4C5...

Peter L. Kim, City Manager


Cash and Investment Portfolio
Book Value by Type
June 30, 2026
PFM Investments
$28,772,197
53%
Funds with Corpay
$39,366
0%
Local Agency
Investment Fund
$17,736,621
33%
Cash & Deposits
$7,405,653
14%

pfm asset management

Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

CITY OF LA PALMA

For the Month Ending
June 30, 2026

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

[redacted] OPERATING PORTFOLIO

Important Messages

PFM AM will be closed on 07/03/2026 for Independence Day (observed).

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

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 ratable 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**

pfm asset management

Account Statement - Transaction Summary

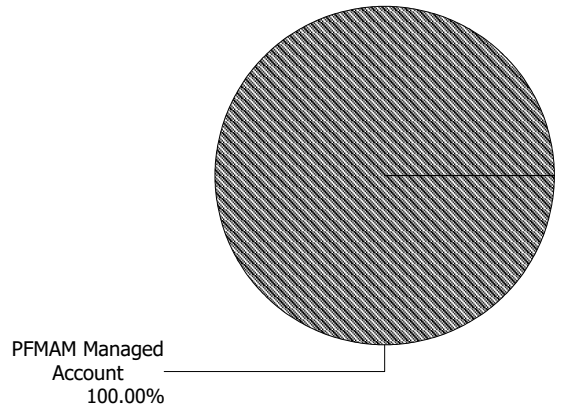
For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted]

PFMAM Managed Account	
Opening Market Value	28,583,139.62
Purchases	1,748,121.60
Redemptions	(1,586,748.37)
Unsettled Trades	0.00
Change in Value	(64,602.69)
Closing Market Value	**$28,679,910.16**
Cash Dividends and Income	105,977.24

Asset Summary		
	June 30, 2026	**May 31, 2026**
PFMAM Managed Account	28,679,910.16	28,583,139.62
Total	**$28,679,910.16**	**$28,583,139.62**

Asset Allocation



pfm asset management

Managed Account Summary Statement

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

Transaction Summary - Money Market	
Opening Market Value	**$0.00**
Purchases	0.00
Redemptions	0.00
Closing Market Value	**$0.00**
Dividend	0.00

Transaction Summary - Managed Account	
Opening Market Value	**$28,583,139.62**
Maturities/Calls	(189,988.57)
Principal Dispositions	(1,396,759.80)
Principal Acquisitions	1,748,121.60
Unsettled Trades	0.00
Change in Current Value	(64,602.69)
Closing Market Value	**$28,679,910.16**

Account Total	
Opening Market Value	**$28,583,139.62**
Closing Market Value	**$28,679,910.16**

Earnings Reconciliation (Cash Basis) - Managed Account	
Interest/Dividends/Coupons Received	98,826.83
Less Purchased Interest Related to Interest/Coupons	(2,829.28)
Plus Net Realized Gains/Losses	9,979.69
Total Cash Basis Earnings	**$105,977.24**

Cash Balance	
Closing Cash Balance	**$3,857.36**

Earnings Reconciliation (Accrual Basis)	Managed Account	Total
Ending Amortized Value of Securities	28,818,279.49	28,818,279.49
Ending Accrued Interest	213,392.31	213,392.31
Plus Proceeds from Sales	1,406,305.02	1,406,305.02
Plus Proceeds of Maturities/Calls/Principal Payments	189,988.57	189,988.57
Plus Coupons/Dividends Received	89,281.61	89,281.61
Less Cost of New Purchases	(1,750,950.88)	(1,750,950.88)
Less Beginning Amortized Value of Securities	(28,653,827.45)	(28,653,827.45)
Less Beginning Accrued Interest	(214,709.35)	(214,709.35)
Dividends	0.00	0.00
Total Accrual Basis Earnings	**$97,759.32**	**$97,759.32**

Cash Transactions Summary- Managed Account	
Maturities/Calls	0.00
Sale Proceeds	1,406,305.02
Coupon/Interest/Dividend Income	89,281.61
Principal Payments	189,988.57
Security Purchases	(1,750,950.88)
Net Cash Contribution	(2,873.34)
Reconciling Transactions	0.00

pfm asset management

Portfolio Summary and Statistics

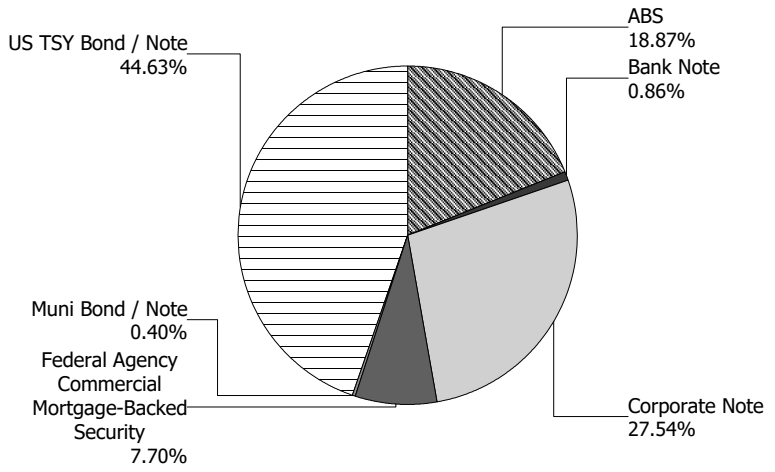
For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

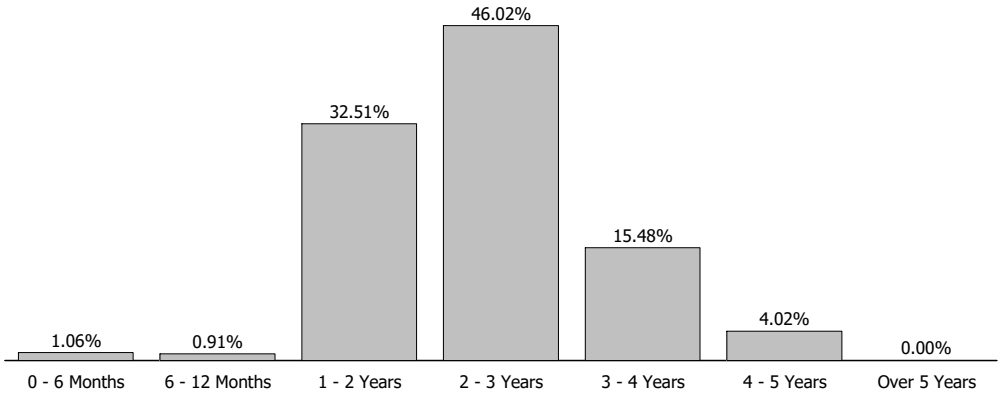
Account Summary

Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	12,925,000.00	12,798,455.52	44.63
Municipal Bond / Note	115,000.00	115,192.51	0.40
Federal Agency Commercial Mortgage-Backed Security	2,242,389.70	2,207,939.33	7.70
Corporate Note	7,930,000.00	7,899,777.29	27.54
Bank Note	250,000.00	247,077.25	0.86
Asset-Backed Security	5,417,438.37	5,411,468.26	18.87
Managed Account Sub-Total	**28,879,828.06**	**28,679,910.16**	**100.00%**
Accrued Interest		213,392.31	
Total Portfolio	**28,879,828.06**	**28,893,302.47**	
Unsettled Trades	**0.00**	**0.00**	

Sector Allocation



Maturity Distribution



Characteristics

Yield to Maturity at Cost	4.12%
Yield to Maturity at Market	4.29%
Weighted Average Days to Maturity	878

pfm asset management

Managed Account Issuer Summary

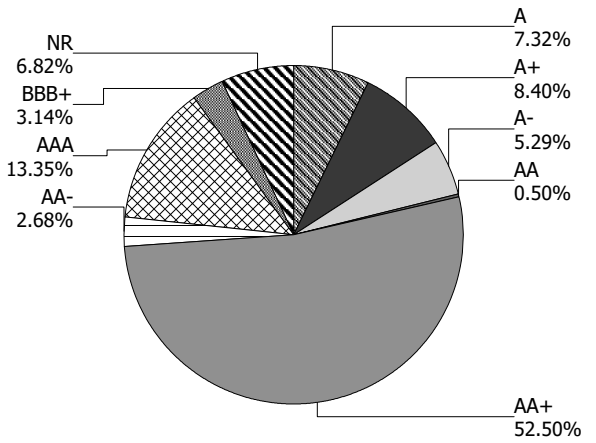
For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

Issuer Summary

Issuer	Market Value of Holdings	Percent
Abbott Laboratories	215,786.78	0.75
Accenture PLC	34,836.94	0.12
Adobe Inc	120,715.44	0.42
Advanced Micro Devices Inc	100,042.70	0.35
Air Products and Chemicals Inc	139,759.90	0.49
Ally Auto Receivables Trust	131,774.89	0.46
Alphabet Inc	49,332.31	0.17
Amazon.com Inc	143,450.24	0.50
American Express Co	650,614.39	2.27
Analog Devices Inc	149,520.15	0.52
ANZ Group Holdings Ltd	247,375.00	0.86
BA Credit Card Trust	124,953.38	0.44
Bank of America Corp	231,256.49	0.81
Bank of New York Mellon Corp	60,011.94	0.21
BMW Vehicle Lease Trust	198,125.31	0.69
BP PLC	141,251.32	0.49
Capital One Financial Corp	471,531.74	1.64
Caterpillar Inc	384,978.66	1.34
Charles Schwab Corp	145,273.33	0.51
Chevron Corp	209,053.32	0.73
Cintas Corp	84,705.90	0.30
Cisco Systems Inc	50,183.25	0.17
Citigroup Inc	419,625.00	1.46
Cooperatieve Rabobank UA	524,864.68	1.83
Cummins Inc	14,954.25	0.05
Deere & Co	59,236.56	0.21
Federal Home Loan Mortgage Corp	2,054,155.33	7.17
Federal National Mortgage Association	153,784.00	0.54
Fifth Third Auto Trust	56,538.75	0.20
Ford Credit Auto Owner Trust	250,550.29	0.87
GM Financial Consumer Automobile Receiv	219,746.24	0.77
Goldman Sachs Group Inc	282,167.93	0.98

Credit Quality (S&P Ratings)



pfm asset management

Managed Account Issuer Summary

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

Issuer	Market Value of Holdings	Percent
Harley-Davidson Inc	4,330.56	0.02
Hershey Co	55,173.75	0.19
Home Depot Inc	224,992.60	0.78
Honda Auto Receivables Owner Trust	597,499.92	2.08
Honda Motor Co Ltd	200,161.48	0.70
Hormel Foods Corp	110,389.62	0.38
Hyundai Auto Receivables Trust	613,100.21	2.14
JPMorgan Chase & Co	394,927.69	1.38
Lockheed Martin Corp	139,376.58	0.49
Los Angeles Unified School District/CA	115,192.51	0.40
Mastercard Inc	344,847.45	1.20
Mercedes-Benz Auto Receivables Trust	274,548.01	0.96
Merck & Co Inc	283,800.17	0.99
Morgan Stanley	257,929.49	0.90
National Rural Utilities Cooperative Fi	336,897.74	1.17
Nissan Auto Receivables Owner Trust	244,078.60	0.85
Novartis AG	227,943.54	0.79
PACCAR Inc	287,433.53	1.00
Pfizer Inc	84,594.89	0.29
PNC Financial Services Group Inc	127,268.25	0.44
Salesforce Inc	234,703.43	0.82
ServiceNow Inc	19,933.08	0.07
State Street Corp	130,383.87	0.45
Target Corp	35,014.00	0.12
Toyota Auto Receivables Owner Trust	482,071.47	1.68
Toyota Motor Corp	297,426.72	1.04
Truist Financial Corp	247,077.25	0.86
Unilever PLC	100,070.20	0.35
United States Treasury	12,798,455.52	44.64
Verizon Master Trust	393,436.60	1.37
Volkswagen Auto Lease Trust	204,125.27	0.71
Volkswagen Auto Loan Enhanced Trust	294,623.00	1.03
Wells Fargo & Co	272,871.50	0.95

pfm asset management

Managed Account Issuer Summary

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

Issuer	Market Value of Holdings	Percent
WF Card Issuance Trust	125,075.25	0.44
Total	**$28,679,910.16**	**100.00%**

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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 10/31/2025 3.500% 10/31/2027	91282CPE5	25,000.00	AA+	Aa1	11/03/25	11/04/25	24,952.15	3.60	147.42	24,967.64	24,785.15
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	790.25	150,011.29	149,906.25
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	1,580.50	300,028.52	299,812.50
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	1,580.50	300,079.22	299,812.50
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	918.03	522,904.73	523,789.87
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	10,293.34	524,613.27	525,574.35
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	1,197.51	75,910.11	75,084.98
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	3,193.37	200,899.88	200,226.60
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	4,833.22	424,207.46	422,941.30
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	718.41	149,406.18	148,886.70
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	957.88	199,440.06	198,515.60
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	1,676.29	349,110.05	347,402.30
US TREASURY N/B DTD 06/01/2026 4.000% 05/31/2028	91282CQS3	175,000.00	AA+	Aa1	06/26/26	06/29/26	174,740.23	4.08	592.90	174,741.15	174,487.25
US TREASURY N/B DTD 06/01/2026 4.000% 05/31/2028	91282CQS3	225,000.00	AA+	Aa1	06/08/26	06/09/26	224,349.61	4.15	762.30	224,368.98	224,340.75

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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 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	254.10	149,629.39	149,179.65
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	677.60	400,836.46	397,812.40
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	2,681.46	149,925.75	149,138.70
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	4,916.00	275,000.00	273,420.95
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	2,042.82	150,307.37	148,359.45
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	13,278.31	974,944.69	964,336.43
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	11,390.63	1,144,741.75	1,130,862.85
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	335.26	74,950.09	73,872.08
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	670.52	149,667.02	147,744.15
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	3,017.32	674,251.03	664,848.68
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	229.51	149,530.41	147,679.65
US TREASURY N/B DTD 12/15/2025 3.500% 12/15/2028	91282CPP0	825,000.00	AA+	Aa1	01/08/26	01/12/26	823,807.62	3.55	1,262.30	823,989.92	812,238.08
US TREASURY N/B DTD 01/15/2026 3.500% 01/15/2029	91282CPT2	350,000.00	AA+	Aa1	02/02/26	02/04/26	348,619.14	3.64	5,651.24	348,801.15	344,380.75
US TREASURY N/B DTD 02/17/2026 3.500% 02/15/2029	91282CQA2	200,000.00	AA+	Aa1	03/03/26	03/06/26	199,976.56	3.50	2,629.83	199,979.12	196,687.60

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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 02/17/2026 3.500% 02/15/2029	91282CQA2	825,000.00	AA+	Aa1	03/02/26	03/04/26	825,000.00	3.50	10,848.07	825,000.00	811,336.35
US TREASURY N/B DTD 03/16/2026 3.500% 03/15/2029	91282CQE4	825,000.00	AA+	Aa1	04/01/26	04/06/26	817,620.12	3.82	8,474.18	818,179.06	811,110.30
US TREASURY N/B DTD 04/15/2026 3.875% 04/15/2029	91282CQJ3	175,000.00	AA+	Aa1	04/21/26	04/22/26	175,362.30	3.80	1,426.66	175,340.50	173,673.85
US TREASURY N/B DTD 04/15/2026 3.875% 04/15/2029	91282CQJ3	200,000.00	AA+	Aa1	05/04/26	05/05/26	199,429.69	3.98	1,630.46	199,458.74	198,484.40
US TREASURY N/B DTD 04/15/2026 3.875% 04/15/2029	91282CQJ3	625,000.00	AA+	Aa1	04/29/26	04/30/26	623,657.23	3.95	5,095.20	623,731.30	620,263.75
US TREASURY N/B DTD 05/15/2026 3.875% 05/15/2029	91282CQR5	975,000.00	AA+	Aa1	06/01/26	06/04/26	969,096.68	4.09	4,825.32	969,236.85	967,459.35
Security Type Sub-Total		**12,925,000.00**					**12,892,322.28**	**3.82**	**110,578.71**	**12,898,189.14**	**12,798,455.52**
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	2,519.65	115,000.00	115,192.51
Security Type Sub-Total		**115,000.00**					**115,000.00**	**4.38**	**2,519.65**	**115,000.00**	**115,192.51**
Federal Agency Commercial Mortgage-Backed Security											
FHMS K736 A2 DTD 09/01/2019 2.282% 07/01/2026	3137FNWX4	110.19	AA+	Aa1	10/05/23	10/11/23	102.24	5.05	0.21	110.00	109.90
FHMS K058 A2 DTD 11/01/2016 2.653% 08/01/2026	3137BSP72	144,792.53	AA+	Aa1	04/12/23	04/17/23	138,203.34	4.10	320.11	144,497.98	144,330.79
FHMS K059 A2 DTD 11/01/2016 3.120% 09/01/2026	3137BSRE5	105,566.85	AA+	Aa1	11/15/23	11/20/23	99,987.48	5.11	274.47	105,046.73	105,127.17
FNA 2024-M6 A2 DTD 11/01/2024 2.987% 07/01/2027	3136BTGM9	155,590.25	AA+	Aa1	12/12/24	12/17/24	150,144.59	4.32	387.31	153,265.58	153,784.00

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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 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	202,758.45	202,523.60
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	122,796.64	123,454.75
FHMS K069 A2 DTD 11/01/2017 3.187% 09/01/2027	3137FBU79	91,256.33	AA+	Aa1	06/17/24	06/21/24	86,843.23	4.78	242.36	89,491.43	89,971.07
FHMS K739 A2 DTD 11/01/2020 1.336% 09/01/2027	3137F64P9	218,972.74	AA+	Aa1	10/30/24	11/04/24	202,164.87	4.14	243.79	211,500.53	212,695.89
FHMS K074 A2 DTD 03/01/2018 3.600% 01/01/2028	3137F4D41	133,349.08	AA+	Aa1	02/27/25	03/04/25	130,489.37	4.39	400.05	131,747.27	131,698.09
FHMS K075 A2 DTD 04/01/2018 3.650% 02/01/2028	3137F4X72	118,962.33	AA+	Aa1	05/21/25	05/27/25	116,717.85	4.40	361.84	117,534.65	117,532.41
FHMS K075 A2 DTD 04/01/2018 3.650% 02/01/2028	3137F4X72	138,789.39	AA+	Aa1	03/05/25	03/10/25	136,366.00	4.28	422.15	137,394.14	137,121.14
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	223,517.49	222,893.78
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	138,705.25	138,472.46
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	190,622.73	190,699.40
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	238,464.43	237,524.88
Security Type Sub-Total		**2,242,389.70**					**2,165,086.56**	**4.36**	**5,796.47**	**2,207,453.30**	**2,207,939.33**
Corporate Note											
AMERICAN HONDA FINANCE DTD 07/07/2023 5.250% 07/07/2026	02665WEK3	55,000.00	BBB+	A3	07/05/23	07/07/23	54,932.35	5.29	1,395.63	54,999.62	55,007.76
AMERICAN HONDA FINANCE DTD 03/13/2024 4.900% 03/12/2027	02665WFD8	80,000.00	BBB+	A3	03/11/24	03/13/24	79,956.00	4.92	1,186.89	79,989.24	80,246.80

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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											
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	70,349.79
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	4.83	667.33	54,986.30	55,194.81
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	4.83	667.33	54,986.30	55,194.81
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	99,949.45	100,070.20
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	98,330.57	98,342.10
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	34,980.44	34,836.94
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	34,994.02	35,023.38
AMERICAN HONDA FINANCE DTD 10/23/2024 4.450% 10/22/2027	02665WFT3	65,000.00	BBB+	A3	10/21/24	10/23/24	64,955.15	4.47	554.40	64,979.75	64,906.92
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	120,582.36
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	420.87	84,993.48	84,594.89
BP CAP MARKETS AMERICA (CALLABLE) DTD 05/17/2024 5.017% 11/17/2027	10373QBY5	140,000.00	A-	A1	05/15/24	05/17/24	140,000.00	5.02	858.46	140,000.00	141,251.32
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	169,908.51	168,998.36
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	119,966.27	120,715.44
COOPERAT RABOBANK UA/NY DTD 01/21/2025 4.883% 01/21/2028	21688ABK7	275,000.00	A+	Aa3	01/13/25	01/21/25	275,000.00	4.88	5,968.11	275,000.00	277,336.68

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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	79,042.05	78,635.76
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	49,969.50	50,183.25
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	54,978.61	55,173.75
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	69,969.46	70,215.67
SALESFORCE INC (CALLABLE) DTD 03/13/2026 4.500% 03/15/2028	79466LAQ7	235,000.00	A+	A2	03/11/26	03/13/26	234,812.00	4.54	3,172.50	234,839.51	234,703.43
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	100,042.70
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	100,833.70
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	70,199.43
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	60,034.08
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	84,931.92	84,705.90
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	145,089.75
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	14,993.36	14,954.25
SERVICENOW INC DTD 05/15/2026 4.250% 05/15/2028	81762PAF9	20,000.00	A	A2	05/12/26	05/15/26	19,927.60	4.44	108.61	19,932.10	19,933.08
MERCK & CO INC DTD 05/22/2026 4.300% 05/22/2028	58933YCE3	200,000.00	A+	Aa3	05/18/26	05/22/26	199,920.00	4.32	931.67	199,924.53	199,837.00

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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											
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	60,011.94
AIR PRODUCTS & CHEMICALS (CALLABLE) DTD 06/11/2025 4.300% 06/11/2028	009158BN5	140,000.00	A	A3	06/09/25	06/11/25	139,906.20	4.32	334.44	139,937.99	139,759.90
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	34,999.81	35,014.00
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	149,892.24	149,520.15
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	20,113.70
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	99,958.08	99,311.10
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	209,988.19	209,053.32
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	470.33	29,972.99	29,866.41
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	1,724.56	110,463.91	109,510.17
CATERPILLAR FINL SERVICE DTD 08/15/2025 4.100% 08/15/2028	14913UBB5	115,000.00	A	A1	08/11/25	08/15/25	114,983.90	4.11	1,781.22	114,988.43	114,411.66
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	44,963.28	44,631.81
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	44,631.81
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	99,909.46	99,291.10
COOPERAT RABOBANK UA/NY DTD 10/17/2025 3.957% 10/17/2028	21688ABP6	250,000.00	A+	Aa3	10/09/25	10/17/25	250,000.00	3.96	2,033.46	250,000.00	247,528.00

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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											
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	65,012.82	64,371.06
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	74,987.02	74,274.30
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	64,971.14	64,572.43
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	99.03	19,986.36	19,819.30
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	247,375.00
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	231,256.49
PACCAR FINANCIAL CORP DTD 02/05/2026 3.900% 02/05/2029	69371RU38	125,000.00	A+	A1	01/29/26	02/05/26	124,947.50	3.91	1,977.08	124,954.49	123,550.00
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	30,000.00	AA+	Aa2	02/09/26	02/13/26	29,891.10	3.83	425.50	29,904.35	29,513.01
CATERPILLAR FINL SERVICE DTD 02/24/2026 3.750% 02/23/2029	14913UBJ8	275,000.00	A	A1	02/18/26	02/24/26	274,637.00	3.80	3,638.02	274,677.81	270,567.00
JOHN DEERE CAPITAL CORP DTD 03/10/2026 3.900% 03/09/2029	24422EYK9	60,000.00	A	A1	03/05/26	03/10/26	59,919.60	3.95	721.50	59,927.54	59,236.56
ABBOTT LABORATORIES (CALLABLE) DTD 03/09/2026 3.700% 03/09/2029	002824BR0	220,000.00	A+	Aa3	02/23/26	03/09/26	219,720.60	3.75	2,532.44	219,748.53	215,786.78
AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.000% 03/13/2029	023135DC7	145,000.00	AA	A1	03/10/26	03/13/26	144,984.05	4.00	1,740.00	144,985.67	143,450.24
TOYOTA MOTOR CREDIT CORP DTD 03/13/2026 4.050% 03/13/2029	89236TPQ2	165,000.00	A+	A1	03/10/26	03/13/26	164,940.60	4.06	2,004.75	164,946.53	163,112.24
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	963.57	84,895.37	83,963.17

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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											
NOVARTIS CAPITAL CORP (CALLABLE) DTD 03/18/2026 4.100% 03/16/2029	66989HBF4	90,000.00	AA-	Aa3	03/16/26	03/18/26	89,894.70	4.14	1,055.75	89,904.36	89,298.18
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	75,407.62
HOME DEPOT INC (CALLABLE) DTD 12/04/2023 4.900% 04/15/2029	437076CW0	125,000.00	A	A2	03/09/26	03/10/26	128,185.00	4.02	1,293.06	127,876.01	126,650.50
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	40,039.31	40,103.04
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	50,128.80
WELLS FARGO & COMPANY (CALLABLE) DTD 05/20/2026 4.577% 05/20/2029	95000U4H3	150,000.00	BBB+	A1	05/13/26	05/20/26	150,000.00	4.58	781.90	150,000.00	149,625.00
MASTERCARD INC (CALLABLE) DTD 06/08/2026 4.425% 06/08/2029	57636QBK9	275,000.00	A+	Aa3	06/04/26	06/08/26	274,947.75	4.43	777.45	274,949.05	274,631.78
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	128,254.45	127,268.25
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	124,663.94	123,246.50
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	879.98	105,000.00	103,566.75
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	211,968.50
MORGAN STANLEY (CALLABLE) DTD 01/20/2026 4.238% 01/09/2030	61748UAR3	80,000.00	A-	A1	01/15/26	01/20/26	80,000.00	4.24	1,516.26	80,000.00	78,955.12
JPMORGAN CHASE & CO (CALLABLE) DTD 04/23/2026 4.408% 04/23/2030	46647PFL5	175,000.00	A	A1	04/15/26	04/23/26	175,000.00	4.41	1,457.09	175,000.00	173,511.63
AMERICAN EXPRESS CO (CALLABLE) DTD 05/04/2026 4.444% 05/03/2030	025816ET2	90,000.00	A-	A2	04/27/26	05/04/26	90,000.00	4.44	633.27	90,000.00	89,445.33

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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											
CHARLES SCHWAB CORP (CALLABLE) DTD 05/21/2026 4.744% 05/21/2030	808513CQ6	45,000.00	A-	A2	05/18/26	05/21/26	45,000.00	4.74	237.20	45,000.00	45,084.83
CHARLES SCHWAB CORP (CALLABLE) DTD 05/21/2026 4.744% 05/21/2030	808513CQ6	100,000.00	A-	A2	05/19/26	05/21/26	99,950.00	4.76	527.11	99,951.54	100,188.50
Security Type Sub-Total		**7,930,000.00**					**7,929,883.75**	**4.36**	**83,351.97**	**7,931,355.66**	**7,899,777.29**
Bank Note											
TRUIST BANK (CALLABLE) DTD 10/23/2025 4.136% 10/23/2029	89788JAH2	250,000.00	A	A3	01/22/26	01/23/26	249,247.50	4.22	1,953.11	249,330.09	247,077.25
Security Type Sub-Total		**250,000.00**					**249,247.50**	**4.22**	**1,953.11**	**249,330.09**	**247,077.25**
Asset-Backed Security											
MBART 2022-1 A3 DTD 11/22/2022 5.210% 08/16/2027	58768PAC8	875.60	AAA	Aaa	11/15/22	11/22/22	875.42	5.21	2.03	875.56	876.07
TAOT 2023-A A3 DTD 01/30/2023 4.630% 09/15/2027	891940AC2	8,067.09	AAA	NR	01/24/23	01/30/23	8,067.09	4.63	16.60	8,067.09	8,073.74
MBART 2023-1 A3 DTD 01/25/2023 4.510% 11/15/2027	58770AAC7	3,425.93	AAA	NR	01/18/23	01/25/23	3,425.52	4.51	6.87	3,425.81	3,427.95
NAROT 2023-A A3 DTD 04/26/2023 4.910% 11/15/2027	65480WAD3	17,771.44	NR	Aaa	04/18/23	04/26/23	17,768.30	4.91	38.78	17,770.50	17,794.58
HDMOT 2023-A A3 DTD 02/23/2023 5.050% 12/15/2027	41285JAD0	4,327.79	NR	Aaa	02/13/23	02/23/23	4,327.36	5.05	9.71	4,327.66	4,330.56
TAOT 2023-B A3 DTD 05/23/2023 4.710% 02/15/2028	891941AD8	27,099.47	NR	Aaa	05/16/23	05/23/23	27,097.96	4.71	56.73	27,098.95	27,145.00
BMWOT 2023-A A3 DTD 07/18/2023 5.470% 02/25/2028	05592XAD2	7,696.76	AAA	NR	07/11/23	07/18/23	7,695.40	5.47	7.02	7,696.27	7,722.04
FORDO 2023-B A3 DTD 06/26/2023 5.230% 05/15/2028	344930AD4	21,496.40	AAA	NR	06/21/23	06/26/23	21,496.11	5.23	49.97	21,496.29	21,567.36

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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											
ALLYA 2023-1 A3 DTD 07/19/2023 5.460% 05/15/2028	02007WAC2	25,546.49	NR	Aaa	07/11/23	07/19/23	25,542.14	5.48	61.99	25,544.80	25,637.52
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	54,999.27	55,069.41
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	56,295.33	AAA	Aaa	08/15/23	08/23/23	56,291.84	5.53	138.36	56,293.84	56,538.75
NAROT 2024-A A3 DTD 05/22/2024 5.280% 12/15/2028	65479UAD0	120,403.32	NR	Aaa	05/14/24	05/22/24	120,392.07	5.28	282.55	120,396.95	121,035.80
TAOT 2024-C A3 DTD 07/30/2024 4.880% 03/15/2029	89237QAD2	63,854.07	AAA	NR	07/23/24	07/30/24	63,854.03	4.88	138.49	63,854.07	64,109.74
HART 2024-B A3 DTD 07/24/2024 4.840% 03/15/2029	44934QAD3	74,235.26	AAA	NR	07/16/24	07/24/24	74,224.06	4.84	159.69	74,228.50	74,459.23
VWALT 2026-A A3 DTD 03/24/2026 4.170% 03/20/2029	92868CAD3	205,000.00	AAA	NR	03/17/26	03/24/26	204,990.04	4.17	261.20	204,991.05	204,125.27
HAROT 2024-3 A3 DTD 08/21/2024 4.570% 03/21/2029	43813YAC6	93,186.10	NR	Aaa	08/09/24	08/21/24	93,171.46	4.57	118.29	93,177.05	93,370.79
GMCAR 2024-3 A3 DTD 07/10/2024 5.130% 04/16/2029	38013KAD2	69,332.45	AAA	Aaa	07/02/24	07/10/24	69,321.78	5.13	148.20	69,325.97	69,645.90
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	89,995.88	90,081.90
TAOT 2024-D A3 DTD 10/17/2024 4.400% 06/15/2029	89239TAD4	47,606.13	AAA	Aaa	10/10/24	10/17/24	47,603.47	4.40	93.10	47,604.42	47,631.79
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	119,999.66	119,819.04
ALLYA 2024-2 A3 DTD 09/27/2024 4.140% 07/16/2029	02007NAC2	51,392.27	AAA	NR	09/24/24	09/27/24	51,386.96	4.14	94.56	51,388.90	51,348.13
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	69,995.62	70,229.25

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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											
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	124,996.74	125,403.88
GMCAR 2024-4 A3 DTD 10/16/2024 4.400% 08/16/2029	38014AAD3	64,826.47	AAA	Aaa	10/08/24	10/16/24	64,813.99	4.40	118.85	64,818.16	64,881.38
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	124,997.08	125,253.75
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	239,968.96	239,095.20
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	194,995.92	195,539.96
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	134,990.68	135,333.86
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	59,995.03	59,867.94
WFCIT 2024-A2 A DTD 10/24/2024 4.290% 10/15/2029	92970OAE5	125,000.00	AAA	Aaa	10/17/24	10/24/24	124,981.43	4.29	238.33	124,987.37	125,075.25
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	169,981.79	170,078.20
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	99,995.93	100,036.00
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	163.63	84,995.66	85,218.96
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	104,984.55	105,248.22
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	119,981.66	120,525.84
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	259,957.62	261,015.04

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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											
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	54,993.38	54,789.24
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	109,990.56	109,671.32
VALET 2025-2 A3 DTD 11/25/2025 3.920% 03/20/2030	92869QAD1	100,000.00	NR	Aaa	11/18/25	11/25/25	99,983.22	3.92	119.78	99,985.49	99,140.00
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	149,995.38	150,254.25
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	109,990.33	109,163.89
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	189,997.35	189,808.48
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	124,953.38
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	274,939.35	274,535.25
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	64,988.11	64,412.79
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	169,972.96	168,023.75
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	94,993.02	94,291.02
HAROT 2026-1 A3 DTD 02/18/2026 3.780% 09/23/2030	43815CAD0	70,000.00	NR	Aaa	02/10/26	02/18/26	69,988.85	3.78	73.50	69,989.90	69,181.49
MBART 2026-1 A3 DTD 05/20/2026 4.360% 10/15/2030	58769MAD2	150,000.00	AAA	NR	05/12/26	05/20/26	149,967.33	4.37	290.67	149,968.37	149,718.15
HAROT 2026-2 A3 DTD 05/13/2026 4.300% 11/15/2030	43814YAD3	180,000.00	AAA	Aaa	05/05/26	05/13/26	179,994.80	4.30	344.00	179,994.99	179,539.74

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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 2026-A A3 DTD 02/18/2026 3.790% 02/18/2031	448981AD2	80,000.00	AAA	NR	02/10/26	02/18/26	79,994.60	3.79	134.76	79,995.25	78,937.44
HART 2026-B A3 DTD 06/17/2026 4.510% 02/18/2031	44935KAD5	105,000.00	AAA	NR	06/09/26	06/17/26	104,987.33	4.51	184.16	104,987.73	105,252.42
VZMT 2026-1 A1A DTD 03/13/2026 3.940% 02/20/2031	92348KFC2	245,000.00	NR	Aaa	03/05/26	03/13/26	244,965.90	3.94	294.95	244,967.87	243,182.35
Security Type Sub-Total		**5,417,438.37**					**5,416,800.24**	**4.36**	**9,192.40**	**5,416,951.30**	**5,411,468.26**
Managed Account Sub-Total		**28,879,828.06**					**28,768,340.33**	**4.12**	**213,392.31**	**28,818,279.49**	**28,679,910.16**
Securities Sub-Total		**$28,879,828.06**					**$28,768,340.33**	**4.12%**	**$213,392.31**	**$28,818,279.49**	**$28,679,910.16**
Accrued Interest											**$213,392.31**
Total Investments											**$28,893,302.47**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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 10/31/2025 3.500% 10/31/2027	91282CPE5	25,000.00	CABRERA		99.14	24,785.15	(167.00)	(182.49)	1.28	4.17
US TREASURY N/B DTD 11/15/2024 4.125% 11/15/2027	91282CLX7	150,000.00	JPMorgan		99.94	149,906.25	(117.19)	(105.04)	1.32	4.17
US TREASURY N/B DTD 11/15/2024 4.125% 11/15/2027	91282CLX7	300,000.00	JPMorgan		99.94	299,812.50	(246.09)	(216.02)	1.32	4.17
US TREASURY N/B DTD 11/15/2024 4.125% 11/15/2027	91282CLX7	300,000.00	MorganSt		99.94	299,812.50	(351.56)	(266.72)	1.32	4.17
US TREASURY N/B DTD 12/16/2024 4.000% 12/15/2027	91282CMB4	525,000.00	Nomura		99.77	523,789.87	2,891.43	885.14	1.40	4.16
US TREASURY N/B DTD 01/15/2025 4.250% 01/15/2028	91282CMF5	525,000.00	JPMorgan		100.11	525,574.35	1,292.12	961.08	1.45	4.17
US TREASURY N/B DTD 02/18/2025 4.250% 02/15/2028	91282CMN8	75,000.00	JPMorgan		100.11	75,084.98	(1,095.68)	(825.13)	1.53	4.17
US TREASURY N/B DTD 02/18/2025 4.250% 02/15/2028	91282CMN8	200,000.00	MorganSt		100.11	200,226.60	(1,367.15)	(673.28)	1.53	4.17
US TREASURY N/B DTD 03/17/2025 3.875% 03/15/2028	91282CMS7	425,000.00	JPMorgan		99.52	422,941.30	(730.58)	(1,266.16)	1.62	4.17
US TREASURY N/B DTD 05/15/2025 3.750% 05/15/2028	91282CND9	150,000.00	JPMorgan		99.26	148,886.70	(181.66)	(519.48)	1.78	4.16
US TREASURY N/B DTD 05/15/2025 3.750% 05/15/2028	91282CND9	200,000.00	JPMorgan		99.26	198,515.60	(625.03)	(924.46)	1.78	4.16
US TREASURY N/B DTD 05/15/2025 3.750% 05/15/2028	91282CND9	350,000.00	JPMorgan		99.26	347,402.30	(1,230.51)	(1,707.75)	1.78	4.16
US TREASURY N/B DTD 06/01/2026 4.000% 05/31/2028	91282COS3	175,000.00	MorganSt		99.71	174,487.25	(252.98)	(253.90)	1.82	4.11
US TREASURY N/B DTD 06/01/2026 4.000% 05/31/2028	91282CQS3	225,000.00	CASTST		99.71	224,340.75	(8.86)	(28.23)	1.82	4.11
US TREASURY N/B DTD 06/16/2025 3.875% 06/15/2028	91282CNH0	150,000.00	BMO		99.45	149,179.65	(263.71)	(449.74)	1.86	4.17
US TREASURY N/B DTD 06/16/2025 3.875% 06/15/2028	91282CNH0	400,000.00	WellsFar		99.45	397,812.40	(3,421.98)	(3,024.06)	1.86	4.17
US TREASURY N/B DTD 07/15/2025 3.875% 07/15/2028	91282CNM9	150,000.00	JPMorgan		99.43	149,138.70	(755.83)	(787.05)	1.91	4.17

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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 07/15/2025 3.875% 07/15/2028	91282CNM9	275,000.00	MorganSt		99.43	273,420.95	(1,579.05)	(1,579.05)	1.91	4.17
US TREASURY N/B DTD 08/15/2025 3.625% 08/15/2028	91282CNU1	150,000.00	BMO		98.91	148,359.45	(2,027.27)	(1,947.92)	1.99	4.17
US TREASURY N/B DTD 08/15/2025 3.625% 08/15/2028	91282CNU1	975,000.00	RBC Capi		98.91	964,336.43	(10,587.40)	(10,608.26)	1.99	4.17
US TREASURY N/B DTD 09/15/2025 3.375% 09/15/2028	91282CNY3	1,150,000.00	ASLC		98.34	1,130,862.85	(12,219.18)	(13,878.90)	2.08	4.17
US TREASURY N/B DTD 11/17/2025 3.500% 11/15/2028	91282CPK1	75,000.00	RBC Capi		98.50	73,872.08	(1,066.40)	(1,078.01)	2.24	4.17
US TREASURY N/B DTD 11/17/2025 3.500% 11/15/2028	91282CPK1	150,000.00	JPMorgan		98.50	147,744.15	(1,839.83)	(1,922.87)	2.24	4.17
US TREASURY N/B DTD 11/17/2025 3.500% 11/15/2028	91282CPK1	675,000.00	RBC Capi		98.50	664,848.68	(9,228.47)	(9,402.35)	2.24	4.17
US TREASURY N/B DTD 12/15/2025 3.500% 12/15/2028	91282CPP0	150,000.00	JPMorgan		98.45	147,679.65	(1,751.99)	(1,850.76)	2.32	4.17
US TREASURY N/B DTD 12/15/2025 3.500% 12/15/2028	91282CPP0	825,000.00	JPMorgan		98.45	812,238.08	(11,569.54)	(11,751.84)	2.32	4.17
US TREASURY N/B DTD 01/15/2026 3.500% 01/15/2029	91282CPT2	350,000.00	RBC Capi		98.39	344,380.75	(4,238.39)	(4,420.40)	2.37	4.17
US TREASURY N/B DTD 02/17/2026 3.500% 02/15/2029	91282CQA2	200,000.00	JPMorgan		98.34	196,687.60	(3,288.96)	(3,291.52)	2.45	4.17
US TREASURY N/B DTD 02/17/2026 3.500% 02/15/2029	91282CQA2	825,000.00	TD Secur		98.34	811,336.35	(13,663.65)	(13,663.65)	2.45	4.17
US TREASURY N/B DTD 03/16/2026 3.500% 03/15/2029	91282CQE4	825,000.00	JPMorgan		98.32	811,110.30	(6,509.82)	(7,068.76)	2.53	4.10
US TREASURY N/B DTD 04/15/2026 3.875% 04/15/2029	91282CQJ3	175,000.00	JPMorgan		99.24	173,673.85	(1,688.45)	(1,666.65)	2.60	4.11
US TREASURY N/B DTD 04/15/2026 3.875% 04/15/2029	91282CQJ3	200,000.00	CASTST		99.24	198,484.40	(945.29)	(974.34)	2.60	4.11
US TREASURY N/B DTD 04/15/2026 3.875% 04/15/2029	91282CQJ3	625,000.00	TD Secur		99.24	620,263.75	(3,393.48)	(3,467.55)	2.60	4.11
US TREASURY N/B DTD 05/15/2026 3.875% 05/15/2029	91282CQR5	975,000.00	TD Secur		99.23	967,459.35	(1,637.33)	(1,777.50)	2.68	4.10

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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
Security Type Sub-Total		**12,925,000.00**				**12,798,455.52**	**(93,866.76)**	**(99,733.62)**	**2.09**	**4.15**
Municipal Bond / Note										
LOS ANGELES UNIF SD-B DTD 05/13/2025 4.382% 07/01/2027	544647KX7	115,000.00	RaymondJ		100.17	115,192.51	192.51	192.51	0.97	4.21
Security Type Sub-Total		**115,000.00**				**115,192.51**	**192.51**	**192.51**	**0.97**	**4.21**
Federal Agency Commercial Mortgage-Backed Security										
FHMS K736 A2 DTD 09/01/2019 2.282% 07/01/2026	3137FNWX4	110.19	INTL_FC		99.74	109.90	7.66	(0.10)	0.08	3.99
FHMS K058 A2 DTD 11/01/2016 2.653% 08/01/2026	3137BSP72	144,792.53	CantorFi		99.68	144,330.79	6,127.45	(167.19)	0.15	3.63
FHMS K059 A2 DTD 11/01/2016 3.120% 09/01/2026	3137BSRE5	105,566.85	MorganSt		99.58	105,127.17	5,139.69	80.44	0.22	4.12
FNA 2024-M6 A2 DTD 11/01/2024 2.987% 07/01/2027	3136BTGM9	155,590.25	WellsFar		98.84	153,784.00	3,639.41	518.42	0.81	4.23
FHMS K067 A2 DTD 09/01/2017 3.194% 07/01/2027	3137FAWS3	205,000.00	JPMorgan		98.79	202,523.60	1,863.83	(234.85)	0.98	4.24
FHMS K068 A2 DTD 10/01/2017 3.244% 08/01/2027	3137FBBX3	125,000.00	WellsFar		98.76	123,454.75	4,206.70	658.11	1.04	4.25
FHMS K069 A2 DTD 11/01/2017 3.187% 09/01/2027	3137FBU79	91,256.33	BOFAML		98.59	89,971.07	3,127.84	479.64	1.16	4.25
FHMS K739 A2 DTD 11/01/2020 1.336% 09/01/2027	3137F64P9	218,972.74	IFP		97.13	212,695.89	10,531.02	1,195.36	0.97	4.23
FHMS K074 A2 DTD 03/01/2018 3.600% 01/01/2028	3137F4D41	133,349.08	WellsFar		98.76	131,698.09	1,208.72	(49.18)	1.45	4.32
FHMS K075 A2 DTD 04/01/2018 3.650% 02/01/2028	3137F4X72	118,962.33	Citigrou		98.80	117,532.41	814.56	(2.24)	1.52	4.31
FHMS K075 A2 DTD 04/01/2018 3.650% 02/01/2028	3137F4X72	138,789.39	MIZU		98.80	137,121.14	755.14	(273.00)	1.52	4.31
FHMS K076 A2 DTD 05/01/2018 3.900% 04/01/2028	3137FEZU7	225,000.00	BMO		99.06	222,893.78	372.30	(623.71)	1.62	4.35
FHMS K077 A2 DTD 06/01/2018 3.850% 05/01/2028	3137FG6X8	140,000.00	MorganSt		98.91	138,472.46	435.74	(232.79)	1.72	4.37

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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 K743 A2 DTD 06/01/2021 1.770% 05/01/2028	3137H14B9	200,000.00	WellsFar		95.35	190,699.40	4,707.21	76.67	1.78	4.37
FHMS K079 A2 DTD 08/01/2018 3.926% 06/01/2028	3137FGZT5	240,000.00	WellsFar		98.97	237,524.88	(84.50)	(939.55)	1.86	4.38
Security Type Sub-Total		**2,242,389.70**				**2,207,939.33**	**42,852.77**	**486.03**	**1.25**	**4.25**
Corporate Note										
AMERICAN HONDA FINANCE DTD 07/07/2023 5.250% 07/07/2026	02665WEK3	55,000.00	MIZU		100.01	55,007.76	75.41	8.14	0.02	4.34
AMERICAN HONDA FINANCE DTD 03/13/2024 4.900% 03/12/2027	02665WFD8	80,000.00	TD Secur		100.31	80,246.80	290.80	257.56	0.67	4.44
STATE STREET CORP (CALLABLE) DTD 03/18/2024 4.993% 03/18/2027	857477CL5	70,000.00	MorganSt	02/18/27	100.50	70,349.79	349.79	349.79	0.63	4.27
HORMEL FOODS CORP (CALLABLE) DTD 03/08/2024 4.800% 03/30/2027	440452AK6	55,000.00	WellsFar	02/28/27	100.35	55,194.81	248.16	208.51	0.67	4.30
HORMEL FOODS CORP (CALLABLE) DTD 03/08/2024 4.800% 03/30/2027	440452AK6	55,000.00	WellsFar	02/28/27	100.35	55,194.81	248.16	208.51	0.67	4.30
UNILEVER CAPITAL CORP (CALLABLE) DTD 08/12/2024 4.250% 08/12/2027	904764BU0	100,000.00	JPMorgan	07/12/27	100.07	100,070.20	201.20	120.75	1.02	4.18
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	100,000.00	FTNF	06/14/27	98.34	98,342.10	1,576.10	11.53	1.14	4.23
ACCENTURE CAPITAL INC (CALLABLE) DTD 10/04/2024 3.900% 10/04/2027	00440KAA1	35,000.00	JPMorgan	09/04/27	99.53	34,836.94	(117.91)	(143.50)	1.18	4.28
TOYOTA MOTOR CREDIT CORP DTD 10/10/2024 4.350% 10/08/2027	89236TMS1	35,000.00	Citigrou		100.07	35,023.38	37.03	29.36	1.22	4.29
AMERICAN HONDA FINANCE DTD 10/23/2024 4.450% 10/22/2027	02665WFT3	65,000.00	JPMorgan		99.86	64,906.92	(48.23)	(72.83)	1.25	4.56
JPMORGAN CHASE & CO (CALLABLE) DTD 10/23/2023 6.070% 10/22/2027	46647PDW3	120,000.00	JPMorgan	10/22/26	100.49	120,582.36	582.36	582.36	0.31	4.85
PFIZER INC DTD 11/21/2025 3.875% 11/15/2027	717081FJ7	85,000.00	JPMorgan		99.52	84,594.89	(395.76)	(398.59)	1.32	4.23
BP CAP MARKETS AMERICA (CALLABLE) DTD 05/17/2024 5.017% 11/17/2027	10373QBY5	140,000.00	Deutsche	10/17/27	100.89	141,251.32	1,251.32	1,251.32	1.27	4.34

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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										
NATIONAL RURAL UTIL COOP DTD 12/10/2025 3.950% 12/10/2027	63743HGB2	170,000.00	BMO		99.41	168,998.36	(875.84)	(910.15)	1.39	4.37
ADOBE INC (CALLABLE) DTD 01/17/2025 4.750% 01/17/2028	00724PAH2	120,000.00	JPMorgan	12/17/27	100.60	120,715.44	779.04	749.17	1.40	4.35
COOPERAT RABOBANK UA/NY DTD 01/21/2025 4.883% 01/21/2028	21688ABK7	275,000.00	BOFAML		100.85	277,336.68	2,336.68	2,336.68	1.46	4.31
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 02/07/2018 3.400% 02/07/2028	637432NP6	80,000.00	Deutsche	11/07/27	98.29	78,635.76	104.56	(406.29)	1.48	4.51
CISCO SYSTEMS INC (CALLABLE) DTD 02/24/2025 4.550% 02/24/2028	17275RBW1	50,000.00	GoldmanS	01/24/28	100.37	50,183.25	237.25	213.75	1.51	4.31
HERSHEY COMPANY (CALLABLE) DTD 02/24/2025 4.550% 02/24/2028	427866BK3	55,000.00	RBC Capi	01/24/28	100.32	55,173.75	211.70	195.14	1.51	4.35
MASTERCARD INC (CALLABLE) DTD 02/27/2025 4.550% 03/15/2028	57636QBF0	70,000.00	Deutsche	02/15/28	100.31	70,215.67	268.87	246.21	1.57	4.36
SALESFORCE INC (CALLABLE) DTD 03/13/2026 4.500% 03/15/2028	79466LAQ7	235,000.00	WellsFar	02/15/28	99.87	234,703.43	(108.57)	(136.08)	1.57	4.57
ADVANCED MICRO DEVICES (CALLABLE) DTD 03/24/2025 4.319% 03/24/2028	007903BJ5	100,000.00	JPMorgan	02/24/28	100.04	100,042.70	42.70	42.70	1.60	4.29
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	100,000.00	JPMorgan	04/22/27	100.83	100,833.70	833.70	833.70	0.78	4.54
GOLDMAN SACHS GROUP INC (CALLABLE) DTD 04/23/2025 4.937% 04/23/2028	38141GC77	70,000.00	GoldmanS	04/23/27	100.28	70,199.43	199.43	199.43	0.78	4.79
STATE STREET CORP (CALLABLE) DTD 04/24/2025 4.543% 04/24/2028	857477DA8	60,000.00	MorganSt	04/24/27	100.06	60,034.08	34.08	34.08	0.79	4.54
CINTAS CORPORATION NO. 2 (CALLABLE) DTD 05/02/2025 4.200% 05/01/2028	17252MAR1	85,000.00	MUFG	04/01/28	99.65	84,705.90	(185.30)	(226.02)	1.70	4.40
CITIGROUP INC (CALLABLE) DTD 05/07/2025 4.643% 05/07/2028	172967PZ8	145,000.00	Citigrou	05/07/27	100.06	145,089.75	89.75	89.75	0.82	4.68
CUMMINS INC (CALLABLE) DTD 05/09/2025 4.250% 05/09/2028	231021AY2	15,000.00	JPMorgan	04/09/28	99.70	14,954.25	(35.25)	(39.11)	1.72	4.42
SERVICENOW INC DTD 05/15/2026 4.250% 05/15/2028	81762PAF9	20,000.00	Barclays		99.67	19,933.08	5.48	0.98	1.77	4.44
MERCK & CO INC DTD 05/22/2026 4.300% 05/22/2028	58933YCE3	200,000.00	JPMorgan		99.92	199,837.00	(83.00)	(87.53)	1.79	4.34

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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										
BANK OF NY MELLON CORP (CALLABLE) DTD 06/10/2025 4.441% 06/09/2028	06406RCH8	60,000.00	MorganSt	06/09/27	100.02	60,011.94	11.94	11.94	0.91	4.37
AIR PRODUCTS & CHEMICALS (CALLABLE) DTD 06/11/2025 4.300% 06/11/2028	009158BN5	140,000.00	JPMorgan	05/11/28	99.83	139,759.90	(146.30)	(178.09)	1.81	4.39
TARGET CORP (CALLABLE) DTD 06/10/2025 4.350% 06/15/2028	87612EBU9	35,000.00	GoldmanS	05/15/28	100.04	35,014.00	14.35	14.19	1.82	4.33
ANALOG DEVICES INC (CALLABLE) DTD 06/16/2025 4.250% 06/15/2028	032654BD6	150,000.00	BOFAML	05/15/28	99.68	149,520.15	(317.85)	(372.09)	1.82	4.42
AMERICAN EXPRESS CO (CALLABLE) DTD 07/26/2024 5.043% 07/26/2028	025816DV8	20,000.00	MorganSt	07/26/27	100.57	20,113.70	113.70	113.70	1.01	4.53
PACCAR FINANCIAL CORP DTD 08/08/2025 4.000% 08/08/2028	69371RT97	100,000.00	MUFG		99.31	99,311.10	(629.90)	(646.98)	1.97	4.34
CHEVRON USA INC (CALLABLE) DTD 08/13/2025 4.050% 08/13/2028	166756BH8	210,000.00	BOFAML	07/13/28	99.55	209,053.32	(929.88)	(934.87)	1.95	4.27
LOCKHEED MARTIN CORP (CALLABLE) DTD 07/28/2025 4.150% 08/15/2028	539830CK3	30,000.00	JPMorgan	07/15/28	99.55	29,866.41	(95.49)	(106.58)	1.95	4.37
LOCKHEED MARTIN CORP (CALLABLE) DTD 07/28/2025 4.150% 08/15/2028	539830CK3	110,000.00	JANE	07/15/28	99.55	109,510.17	(1,094.83)	(953.74)	1.95	4.37
CATERPILLAR FINL SERVICE DTD 08/15/2025 4.100% 08/15/2028	14913UBB5	115,000.00	BOFAML		99.49	114,411.66	(572.24)	(576.77)	1.98	4.35
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	45,000.00	MUFG	07/25/28	99.18	44,631.81	(317.79)	(331.47)	1.98	4.55
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	45,000.00	MAXE	07/25/28	99.18	44,631.81	(368.19)	(368.19)	1.98	4.55
TOYOTA MOTOR CREDIT CORP DTD 09/05/2025 4.050% 09/05/2028	89236TNR2	100,000.00	MUFG		99.29	99,291.10	(585.90)	(618.36)	2.04	4.39
COOPERAT RABOBANK UA/NY DTD 10/17/2025 3.957% 10/17/2028	21688ABP6	250,000.00	Barclays		99.01	247,528.00	(2,472.00)	(2,472.00)	2.15	4.41
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 3.900% 11/05/2028	66989HAX6	65,000.00	BNP Sec	10/05/28	99.03	64,371.06	(645.19)	(641.76)	2.18	4.34
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 3.900% 11/05/2028	66989HAX6	75,000.00	JPMorgan	10/05/28	99.03	74,274.30	(709.20)	(712.72)	2.18	4.34
PACCAR FINANCIAL CORP DTD 11/07/2025 4.000% 11/07/2028	69371RU20	65,000.00	MUFG		99.34	64,572.43	(391.17)	(398.71)	2.21	4.30

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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										
ALPHABET INC (CALLABLE) DTD 11/06/2025 3.875% 11/15/2028	02079KAV9	20,000.00	HSBC	10/15/28	99.10	19,819.30	(163.50)	(167.06)	2.21	4.28
AUST & NZ BANKING GRP NY DTD 12/08/2025 3.919% 12/08/2028	05253JB83	250,000.00	MorganSt		98.95	247,375.00	(2,625.00)	(2,625.00)	2.29	4.38
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	230,000.00	BOFAML	01/24/28	100.55	231,256.49	1,256.49	1,256.49	1.46	4.56
PACCAR FINANCIAL CORP DTD 02/05/2026 3.900% 02/05/2029	69371RU38	125,000.00	JPMorgan		98.84	123,550.00	(1,397.50)	(1,404.49)	2.41	4.38
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	30,000.00	JPMorgan	01/15/29	98.38	29,513.01	(378.09)	(391.34)	2.42	4.36
CATERPILLAR FINL SERVICE DTD 02/24/2026 3.750% 02/23/2029	14913UBJ8	275,000.00	Barclays		98.39	270,567.00	(4,070.00)	(4,110.81)	2.46	4.40
JOHN DEERE CAPITAL CORP DTD 03/10/2026 3.900% 03/09/2029	24422EYK9	60,000.00	Citigrou		98.73	59,236.56	(683.04)	(690.98)	2.49	4.41
ABBOTT LABORATORIES (CALLABLE) DTD 03/09/2026 3.700% 03/09/2029	002824BR0	220,000.00	MorganSt	02/09/29	98.08	215,786.78	(3,933.82)	(3,961.75)	2.48	4.46
AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.000% 03/13/2029	023135DC7	145,000.00	JPMorgan	02/13/29	98.93	143,450.24	(1,533.81)	(1,535.43)	2.47	4.42
TOYOTA MOTOR CREDIT CORP DTD 03/13/2026 4.050% 03/13/2029	89236TPQ2	165,000.00	MUFG		98.86	163,112.24	(1,828.36)	(1,834.29)	2.50	4.50
MERCK & CO INC (CALLABLE) DTD 12/04/2025 3.850% 03/15/2029	58933YBW4	85,000.00	BNP Sec	02/15/29	98.78	83,963.17	(911.03)	(932.20)	2.49	4.33
NOVARTIS CAPITAL CORP (CALLABLE) DTD 03/18/2026 4.100% 03/16/2029	66989HBF4	90,000.00	JPMorgan	02/16/29	99.22	89,298.18	(596.52)	(606.18)	2.48	4.41
MORGAN STANLEY (CALLABLE) DTD 04/17/2025 4.994% 04/12/2029	61747YFY6	75,000.00	MorganSt	04/12/28	100.54	75,407.62	407.62	407.62	1.67	4.79
HOME DEPOT INC (CALLABLE) DTD 12/04/2023 4.900% 04/15/2029	437076CW0	125,000.00	MAXE	03/15/29	101.32	126,650.50	(1,534.50)	(1,225.51)	2.52	4.39
AMERICAN EXPRESS CO (CALLABLE) DTD 04/25/2025 4.731% 04/25/2029	025816ED7	40,000.00	RBS	04/25/28	100.26	40,103.04	39.84	63.73	1.71	4.69
AMERICAN EXPRESS CO (CALLABLE) DTD 04/25/2025 4.731% 04/25/2029	025816ED7	50,000.00	MorganSt	04/25/28	100.26	50,128.80	128.80	128.80	1.71	4.69
WELLS FARGO & COMPANY (CALLABLE) DTD 05/20/2026 4.577% 05/20/2029	95000U4H3	150,000.00	WellsFar	05/20/28	99.75	149,625.00	(375.00)	(375.00)	1.80	4.58

pfm asset management

Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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										
MASTERCARD INC (CALLABLE) DTD 06/08/2026 4.425% 06/08/2029	57636QBK9	275,000.00	JPMorgan	05/08/29	99.87	274,631.78	(315.97)	(317.27)	2.68	4.47
PNC FINANCIAL SERVICES (CALLABLE) DTD 06/12/2023 5.582% 06/12/2029	693475BR5	125,000.00	JPMorgan	06/12/28	101.81	127,268.25	(2,028.00)	(986.20)	1.83	4.89
WELLS FARGO & COMPANY (CALLABLE) DTD 09/15/2025 4.078% 09/15/2029	95000U4A8	125,000.00	Citigrou	09/15/28	98.60	123,246.50	(1,353.50)	(1,417.44)	2.08	4.65
MORGAN STANLEY (CALLABLE) DTD 10/22/2025 4.133% 10/18/2029	61748UAK8	105,000.00	MorganSt	10/18/28	98.64	103,566.75	(1,433.25)	(1,433.25)	2.16	4.70
GOLDMAN SACHS GROUP INC (CALLABLE) DTD 10/21/2025 4.153% 10/21/2029	38141GD27	215,000.00	GoldmanS	10/21/28	98.59	211,968.50	(3,031.50)	(3,031.50)	2.17	4.72
MORGAN STANLEY (CALLABLE) DTD 01/20/2026 4.238% 01/09/2030	61748UAR3	80,000.00	MorganSt	01/09/29	98.69	78,955.12	(1,044.88)	(1,044.88)	2.33	4.70
JPMORGAN CHASE & CO (CALLABLE) DTD 04/23/2026 4.408% 04/23/2030	46647PFL5	175,000.00	JPMorgan	04/23/29	99.15	173,511.63	(1,488.37)	(1,488.37)	2.61	4.67
AMERICAN EXPRESS CO (CALLABLE) DTD 05/04/2026 4.444% 05/03/2030	025816ET2	90,000.00	RBC Capi	05/03/29	99.38	89,445.33	(554.67)	(554.67)	2.63	4.62
CHARLES SCHWAB CORP (CALLABLE) DTD 05/21/2026 4.744% 05/21/2030	808513CQ6	45,000.00	GoldmanS	05/21/29	100.19	45,084.83	84.83	84.83	2.67	4.61
CHARLES SCHWAB CORP (CALLABLE) DTD 05/21/2026 4.744% 05/21/2030	808513CQ6	100,000.00	TD Secur	05/21/29	100.19	100,188.50	238.50	236.96	2.67	4.61
Security Type Sub-Total		**7,930,000.00**				**7,899,777.29**	**(30,106.46)**	**(31,578.37)**	**1.83**	**4.46**
Bank Note										
TRUIST BANK (CALLABLE) DTD 10/23/2025 4.136% 10/23/2029	89788JAH2	250,000.00	Deutsche	10/23/28	98.83	247,077.25	(2,170.25)	(2,252.84)	2.16	4.64
Security Type Sub-Total		**250,000.00**				**247,077.25**	**(2,170.25)**	**(2,252.84)**	**2.16**	**4.64**
Asset-Backed Security										
MBART 2022-1 A3 DTD 11/22/2022 5.210% 08/16/2027	58768PAC8	875.60	SMBC		100.05	876.07	0.65	0.51	0.04	3.85
TAOT 2023-A A3 DTD 01/30/2023 4.630% 09/15/2027	891940AC2	8,067.09	BOFAML		100.08	8,073.74	6.65	6.65	0.12	3.95

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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										
MBART 2023-1 A3 DTD 01/25/2023 4.510% 11/15/2027	58770AAC7	3,425.93	SUMITR		100.06	3,427.95	2.43	2.14	0.10	3.93
NAROT 2023-A A3 DTD 04/26/2023 4.910% 11/15/2027	65480WAD3	17,771.44	MIZU		100.13	17,794.58	26.28	24.08	0.13	3.92
HDMOT 2023-A A3 DTD 02/23/2023 5.050% 12/15/2027	41285JAD0	4,327.79	JPMorgan		100.06	4,330.56	3.20	2.90	0.06	3.99
TAOT 2023-B A3 DTD 05/23/2023 4.710% 02/15/2028	891941AD8	27,099.47	RBC Capi		100.17	27,145.00	47.04	46.05	0.29	4.18
BMWOT 2023-A A3 DTD 07/18/2023 5.470% 02/25/2028	05592XAD2	7,696.76	TD Secur		100.33	7,722.04	26.64	25.77	0.23	4.09
FORDO 2023-B A3 DTD 06/26/2023 5.230% 05/15/2028	344930AD4	21,496.40	Citigrou		100.33	21,567.36	71.25	71.07	0.30	4.17
ALLYA 2023-1 A3 DTD 07/19/2023 5.460% 05/15/2028	02007WAC2	25,546.49	BOFAML		100.36	25,637.52	95.38	92.72	0.27	4.21
BMWLT 2025-1 A3 DTD 06/10/2025 4.430% 06/26/2028	096912AD2	55,000.00	MUFG		100.13	55,069.41	70.62	70.14	0.79	4.31
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	56,295.33	JPMorgan		100.43	56,538.75	246.91	244.91	0.34	4.32
NAROT 2024-A A3 DTD 05/22/2024 5.280% 12/15/2028	65479UAD0	120,403.32	MIZU		100.53	121,035.80	643.73	638.85	0.45	4.17
TAOT 2024-C A3 DTD 07/30/2024 4.880% 03/15/2029	89237QAD2	63,854.07	MUFG		100.40	64,109.74	255.71	255.67	0.65	4.31
HART 2024-B A3 DTD 07/24/2024 4.840% 03/15/2029	44934QAD3	74,235.26	Citigrou		100.30	74,459.23	235.17	230.73	0.60	4.38
VWALT 2026-A A3 DTD 03/24/2026 4.170% 03/20/2029	92868CAD3	205,000.00	RBC Capi		99.57	204,125.27	(864.77)	(865.78)	1.66	4.41
HAROT 2024-3 A3 DTD 08/21/2024 4.570% 03/21/2029	43813YAC6	93,186.10	JPMorgan		100.20	93,370.79	199.33	193.74	0.64	4.30
GMCAR 2024-3 A3 DTD 07/10/2024 5.130% 04/16/2029	38013KAD2	69,332.45	RBC Capi		100.45	69,645.90	324.12	319.93	0.59	4.42
HART 2024-C A3 DTD 10/16/2024 4.410% 05/15/2029	448976AD2	90,000.00	Barclays		100.09	90,081.90	88.49	86.02	0.69	4.32
TAOT 2024-D A3 DTD 10/17/2024 4.400% 06/15/2029	89239TAD4	47,606.13	MIZU		100.05	47,631.79	28.32	27.37	0.67	4.36

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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										
FORDO 2024-C A3 DTD 09/20/2024 4.070% 07/15/2029	34532UAD1	120,000.00	Citigrou		99.85	119,819.04	(180.14)	(180.62)	0.71	4.32
ALLYA 2024-2 A3 DTD 09/27/2024 4.140% 07/16/2029	02007NAC2	51,392.27	BOFAML		99.91	51,348.13	(38.83)	(40.77)	0.47	4.36
VALET 2024-1 A3 DTD 11/26/2024 4.630% 07/20/2029	92868RAD0	70,000.00	WellsFar		100.33	70,229.25	235.84	233.63	0.95	4.30
TAOT 2025-A A3 DTD 01/29/2025 4.640% 08/15/2029	89240JAD3	125,000.00	TD Secur		100.32	125,403.88	408.89	407.14	0.82	4.29
GMCAR 2024-4 A3 DTD 10/16/2024 4.400% 08/16/2029	38014AAD3	64,826.47	MIZU		100.08	64,881.38	67.39	63.22	0.60	4.30
VALET 2025-1 A3 DTD 03/25/2025 4.500% 08/20/2029	92868MAD1	125,000.00	Barclays		100.20	125,253.75	258.00	256.67	1.04	4.37
COMET 2024-A1 A DTD 09/24/2024 3.920% 09/15/2029	14041NGE5	240,000.00	BOFAML		99.62	239,095.20	(857.95)	(873.76)	1.16	4.28
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	195,000.00	MUFG		100.28	195,539.96	545.97	544.04	0.91	4.31
BMWOT 2025-A A3 DTD 02/12/2025 4.560% 09/25/2029	096924AD7	135,000.00	WellsFar		100.25	135,333.86	347.16	343.18	0.76	4.28
HAROT 2025-2 A3 DTD 05/08/2025 4.150% 10/15/2029	437921AD1	60,000.00	JPMorgan		99.78	59,867.94	(125.36)	(127.09)	1.11	4.38
WFCIT 2024-A2 A DTD 10/24/2024 4.290% 10/15/2029	92970QAE5	125,000.00	WellsFar		100.06	125,075.25	93.82	87.88	1.23	4.25
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	170,000.00	Barclays		100.05	170,078.20	103.28	96.41	0.94	4.31
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	100,000.00	Barclays		100.04	100,036.00	41.73	40.07	1.13	4.35
GMCAR 2025-1 A3 DTD 01/15/2025 4.620% 12/17/2029	362955AD8	85,000.00	CRAG		100.26	85,218.96	225.28	223.30	0.72	4.30
NAROT 2025-A A3 DTD 05/27/2025 4.490% 12/17/2029	65481GAD7	105,000.00	BNP Sec		100.24	105,248.22	268.38	263.67	1.20	4.33
MBART 2025-1 A3 DTD 01/23/2025 4.780% 12/17/2029	58773DAD6	120,000.00	SGAS		100.44	120,525.84	551.36	544.18	0.81	4.29
AMXCA 2025-1 A DTD 02/11/2025 4.560% 12/17/2029	02582JKM1	260,000.00	WellsFar		100.39	261,015.04	1,072.79	1,057.42	1.38	4.32

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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										
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	55,000.00	Barclays		99.62	54,789.24	(202.91)	(204.14)	1.02	4.37
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	110,000.00	RBC Capi		99.70	109,671.32	(317.09)	(319.24)	1.32	4.37
VALET 2025-2 A3 DTD 11/25/2025 3.920% 03/20/2030	92869OAD1	100,000.00	BOFAML		99.14	99,140.00	(843.22)	(845.49)	1.65	4.43
VZMT 2025-3 A1A DTD 03/31/2025 4.510% 03/20/2030	92348KDY6	150,000.00	BOFAML		100.17	150,254.25	260.70	258.87	1.23	4.47
FORDO 2025-B A3 DTD 09/26/2025 3.910% 04/15/2030	34532BAG6	110,000.00	Barclays		99.24	109,163.89	(824.24)	(826.44)	1.49	4.45
AMXCA 2025-2 A DTD 05/13/2025 4.280% 04/15/2030	02582JKP4	190,000.00	RBC Capi		99.90	189,808.48	(188.08)	(188.87)	1.69	4.38
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	125,000.00	BOFAML		99.96	124,953.38	(46.14)	(46.62)	1.76	4.37
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	275,000.00	Citigrou		99.83	274,535.25	(390.14)	(404.10)	1.87	4.39
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	65,000.00	JPMorgan		99.10	64,412.79	(573.44)	(575.32)	1.42	4.52
COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2	170,000.00	WellsFar		98.84	168,023.75	(1,944.02)	(1,949.21)	2.07	4.41
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	95,000.00	BNP Sec		99.25	94,291.02	(700.94)	(702.00)	1.75	4.45
HAROT 2026-1 A3 DTD 02/18/2026 3.780% 09/23/2030	43815CAD0	70,000.00	MUFG		98.83	69,181.49	(807.36)	(808.41)	1.95	4.41
MBART 2026-1 A3 DTD 05/20/2026 4.360% 10/15/2030	58769MAD2	150,000.00	MUFG		99.81	149,718.15	(249.18)	(250.22)	2.07	4.49
HAROT 2026-2 A3 DTD 05/13/2026 4.300% 11/15/2030	43814YAD3	180,000.00	Barclays		99.74	179,539.74	(455.06)	(455.25)	2.15	4.46
HART 2026-A A3 DTD 02/18/2026 3.790% 02/18/2031	448981AD2	80,000.00	BOFAML		98.67	78,937.44	(1,057.16)	(1,057.81)	2.02	4.48
HART 2026-B A3 DTD 06/17/2026 4.510% 02/18/2031	44935KAD5	105,000.00	Citigrou		100.24	105,252.42	265.09	264.69	2.21	4.44
VZMT 2026-1 A1A DTD 03/13/2026 3.940% 02/20/2031	92348KFC2	245,000.00	SMBC		99.26	243,182.35	(1,783.55)	(1,785.52)	2.08	4.45

pfm asset management

Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

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
Security Type Sub-Total		**5,417,438.37**				**5,411,468.26**	**(5,331.98)**	**(5,483.04)**	**1.29**	**4.36**
Managed Account Sub-Total		**28,879,828.06**				**28,679,910.16**	**(88,430.17)**	**(138,369.33)**	**1.80**	**4.29**
Securities Sub-Total		**$28,879,828.06**				**$28,679,910.16**	**($88,430.17)**	**($138,369.33)**	**1.80**	**4.29%**
Accrued Interest						**$213,392.31**				
Total Investments						**$28,893,302.47**				

pfm asset management

Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

Transaction Type / Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
BUY										
06/01/26	06/04/26	US TREASURY N/B DTD 05/15/2026 3.875% 05/15/2029	91282CQR5	975,000.00	(969,096.68)	(2,053.33)	(971,150.01)			
06/04/26	06/08/26	MASTERCARD INC (CALLABLE) DTD 06/08/2026 4.425% 06/08/2029	57636QBK9	275,000.00	(274,947.75)	0.00	(274,947.75)			
06/08/26	06/09/26	US TREASURY N/B DTD 06/01/2026 4.000% 05/31/2028	91282CQS3	225,000.00	(224,349.61)	(221.31)	(224,570.92)			
06/09/26	06/17/26	HART 2026-B A3 DTD 06/17/2026 4.510% 02/18/2031	44935KAD5	105,000.00	(104,987.33)	0.00	(104,987.33)			
06/26/26	06/29/26	US TREASURY N/B DTD 06/01/2026 4.000% 05/31/2028	91282CQS3	175,000.00	(174,740.23)	(554.64)	(175,294.87)			
Transaction Type Sub-Total				**1,755,000.00**	**(1,748,121.60)**	**(2,829.28)**	**(1,750,950.88)**			
INTEREST										
06/01/26	06/01/26	MONEY MARKET FUND DTD 01/01/2010 0.000% --	MONEY0002		0.00	298.57	298.57			
06/01/26	06/25/26	FHMS K068 A2 DTD 10/01/2017 3.244% 08/01/2027	3137FBBX3		0.00	337.92	337.92			
06/01/26	06/25/26	FHMS K069 A2 DTD 11/01/2017 3.187% 09/01/2027	3137FBU79		0.00	242.79	242.79			
06/01/26	06/25/26	FHMS K736 A2 DTD 09/01/2019 2.282% 07/01/2026	3137FNWX4		0.00	115.93	115.93			
06/01/26	06/25/26	FHMS K058 A2 DTD 11/01/2016 2.653% 08/01/2026	3137BSP72		0.00	357.26	357.26			
06/01/26	06/25/26	FHMS K076 A2 DTD 05/01/2018 3.900% 04/01/2028	3137FEZU7		0.00	731.25	731.25			
06/01/26	06/25/26	FHMS K067 A2 DTD 09/01/2017 3.194% 07/01/2027	3137FAWS3		0.00	545.64	545.64			
06/01/26	06/25/26	FHMS K743 A2 DTD 06/01/2021 1.770% 05/01/2028	3137H14B9		0.00	295.00	295.00			
06/01/26	06/25/26	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1		0.00	222.68	222.68			
06/01/26	06/25/26	FHMS K059 A2 DTD 11/01/2016 3.120% 09/01/2026	3137BSRE5		0.00	279.16	279.16			

Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

Transaction Type										
Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST										
06/01/26	06/25/26	FHMS K079 A2 DTD 08/01/2018 3.926% 06/01/2028	3137FGZT5		0.00	785.20	785.20			
06/01/26	06/25/26	FHMS K074 A2 DTD 03/01/2018 3.600% 01/01/2028	3137F4D41		0.00	400.77	400.77			
06/01/26	06/25/26	FNA 2024-M6 A2 DTD 11/01/2024 2.987% 07/01/2027	3136BTGM9		0.00	452.20	452.20			
06/01/26	06/25/26	FHMS K075 A2 DTD 04/01/2018 3.650% 02/01/2028	3137F4X72		0.00	785.15	785.15			
06/01/26	06/25/26	FHMS K077 A2 DTD 06/01/2018 3.850% 05/01/2028	3137FG6X8		0.00	449.17	449.17			
06/01/26	06/25/26	FHMS K739 A2 DTD 11/01/2020 1.336% 09/01/2027	3137F64P9		0.00	244.05	244.05			
06/08/26	06/08/26	AUST & NZ BANKING GRP NY DTD 12/08/2025 3.919% 12/08/2028	05253JB83		0.00	4,898.75	4,898.75			
06/09/26	06/09/26	BANK OF NY MELLON CORP (CALLABLE) DTD 06/10/2025 4.441% 06/09/2028	06406RCH8		0.00	1,332.30	1,332.30			
06/10/26	06/10/26	NATIONAL RURAL UTIL COOP DTD 12/10/2025 3.950% 12/10/2027	63743HGB2		0.00	3,357.50	3,357.50			
06/11/26	06/11/26	AIR PRODUCTS & CHEMICALS (CALLABLE) DTD 06/11/2025 4.300% 06/11/2028	009158BN5		0.00	3,010.00	3,010.00			
06/12/26	06/12/26	PNC FINANCIAL SERVICES (CALLABLE) DTD 06/12/2023 5.582% 06/12/2029	693475BR5		0.00	3,488.75	3,488.75			
06/15/26	06/15/26	AMXCA 2025-2 A DTD 05/13/2025 4.280% 04/15/2030	02582JKP4		0.00	677.67	677.67			
06/15/26	06/15/26	AMXCA 2025-1 A DTD 02/11/2025 4.560% 12/17/2029	02582JKM1		0.00	988.00	988.00			
06/15/26	06/15/26	ALLYA 2024-2 A3 DTD 09/27/2024 4.140% 07/16/2029	02007NAC2		0.00	192.14	192.14			
06/15/26	06/15/26	HART 2026-A A3 DTD 02/18/2026 3.790% 02/18/2031	448981AD2		0.00	252.67	252.67			
06/15/26	06/15/26	CARMX 2022-4 A3 DTD 10/31/2022 5.340% 08/16/2027	14318UAD3		0.00	3.13	3.13			

Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

Transaction Type										
Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST										
06/15/26	06/15/26	ALLYA 2023-1 A3 DTD 07/19/2023 5.460% 05/15/2028	02007WAC2		0.00	132.83	132.83			
06/15/26	06/15/26	NAROT 2024-A A3 DTD 05/22/2024 5.280% 12/15/2028	65479UAD0		0.00	580.11	580.11			
06/15/26	06/15/26	HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9		0.00	315.88	315.88			
06/15/26	06/15/26	WFCIT 2024-A2 A DTD 10/24/2024 4.290% 10/15/2029	92970QAE5		0.00	446.88	446.88			
06/15/26	06/15/26	HDMOT 2023-A A3 DTD 02/23/2023 5.050% 12/15/2027	41285JAD0		0.00	32.17	32.17			
06/15/26	06/15/26	COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7		0.00	208.54	208.54			
06/15/26	06/15/26	TAOT 2025-A A3 DTD 01/29/2025 4.640% 08/15/2029	89240JAD3		0.00	483.33	483.33			
06/15/26	06/15/26	NAROT 2025-A A3 DTD 05/27/2025 4.490% 12/17/2029	65481GAD7		0.00	392.88	392.88			
06/15/26	06/15/26	MBART 2022-1 A3 DTD 11/22/2022 5.210% 08/16/2027	58768PAC8		0.00	25.32	25.32			
06/15/26	06/15/26	TAOT 2024-C A3 DTD 07/30/2024 4.880% 03/15/2029	89237QAD2		0.00	277.68	277.68			
06/15/26	06/15/26	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3		0.00	291.46	291.46			
06/15/26	06/15/26	TAOT 2024-D A3 DTD 10/17/2024 4.400% 06/15/2029	89239TAD4		0.00	183.33	183.33			
06/15/26	06/15/26	FORDO 2023-B A3 DTD 06/26/2023 5.230% 05/15/2028	344930AD4		0.00	106.44	106.44			
06/15/26	06/15/26	ANALOG DEVICES INC (CALLABLE) DTD 06/16/2025 4.250% 06/15/2028	032654BD6		0.00	3,187.50	3,187.50			
06/15/26	06/15/26	HART 2024-C A3 DTD 10/16/2024 4.410% 05/15/2029	448976AD2		0.00	330.75	330.75			
06/15/26	06/15/26	US TREASURY N/B DTD 12/15/2025 3.500% 12/15/2028	91282CPP0		0.00	17,062.50	17,062.50			
06/15/26	06/15/26	HART 2024-B A3 DTD 07/24/2024 4.840% 03/15/2029	44934QAD3		0.00	321.77	321.77			

Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

Transaction Type										
Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST										
06/15/26	06/15/26	TAOT 2023-A A3 DTD 01/30/2023 4.630% 09/15/2027	891940AC2		0.00	42.30	42.30			
06/15/26	06/15/26	US TREASURY N/B DTD 12/16/2024 4.000% 12/15/2027	91282CMB4		0.00	10,500.00	10,500.00			
06/15/26	06/15/26	COMET 2024-A1 A DTD 09/24/2024 3.920% 09/15/2029	14041NGE5		0.00	784.00	784.00			
06/15/26	06/15/26	COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2		0.00	541.17	541.17			
06/15/26	06/15/26	MBART 2023-1 A3 DTD 01/25/2023 4.510% 11/15/2027	58770AAC7		0.00	18.25	18.25			
06/15/26	06/15/26	HAROT 2026-2 A3 DTD 05/13/2026 4.300% 11/15/2030	43814YAD3		0.00	688.00	688.00			
06/15/26	06/15/26	NAROT 2023-A A3 DTD 04/26/2023 4.910% 11/15/2027	65480WAD3		0.00	95.05	95.05			
06/15/26	06/15/26	HAROT 2025-2 A3 DTD 05/08/2025 4.150% 10/15/2029	437921AD1		0.00	207.50	207.50			
06/15/26	06/15/26	TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0		0.00	376.75	376.75			
06/15/26	06/15/26	TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8		0.00	361.67	361.67			
06/15/26	06/15/26	FORDO 2024-C A3 DTD 09/20/2024 4.070% 07/15/2029	34532UAD1		0.00	407.00	407.00			
06/15/26	06/15/26	TAOT 2023-B A3 DTD 05/23/2023 4.710% 02/15/2028	891941AD8		0.00	121.75	121.75			
06/15/26	06/15/26	MBART 2026-1 A3 DTD 05/20/2026 4.360% 10/15/2030	58769MAD2		0.00	454.17	454.17			
06/15/26	06/15/26	MBART 2025-1 A3 DTD 01/23/2025 4.780% 12/17/2029	58773DAD6		0.00	478.00	478.00			
06/15/26	06/15/26	FORDO 2025-B A3 DTD 09/26/2025 3.910% 04/15/2030	34532BAG6		0.00	358.42	358.42			
06/15/26	06/15/26	ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7		0.00	181.50	181.50			
06/15/26	06/15/26	BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1		0.00	448.96	448.96			

Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

Transaction Type										
Trade	**Settle**	**Security Description**	**CUSIP**	**Par**	**Principal Proceeds**	**Accrued Interest**	**Total**	**Realized G/L Cost**	**Realized G/L Amort Cost**	**Sale Method**
INTEREST										
06/15/26	06/15/26	TARGET CORP (CALLABLE) DTD 06/10/2025 4.350% 06/15/2028	87612EBU9		0.00	761.25	761.25			
06/15/26	06/15/26	HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3		0.00	612.00	612.00			
06/15/26	06/15/26	US TREASURY N/B DTD 06/16/2025 3.875% 06/15/2028	91282CNH0		0.00	10,656.25	10,656.25			
06/16/26	06/16/26	GMCAR 2024-4 A3 DTD 10/16/2024 4.400% 08/16/2029	38014AAD3		0.00	254.07	254.07			
06/16/26	06/16/26	GMCAR 2025-1 A3 DTD 01/15/2025 4.620% 12/17/2029	362955AD8		0.00	327.25	327.25			
06/16/26	06/16/26	GMCAR 2024-3 A3 DTD 07/10/2024 5.130% 04/16/2029	38013KAD2		0.00	321.48	321.48			
06/20/26	06/20/26	VALET 2025-2 A3 DTD 11/25/2025 3.920% 03/20/2030	92869QAD1		0.00	326.67	326.67			
06/20/26	06/20/26	VALET 2025-1 A3 DTD 03/25/2025 4.500% 08/20/2029	92868MAD1		0.00	468.75	468.75			
06/20/26	06/20/26	VZMT 2025-3 A1A DTD 03/31/2025 4.510% 03/20/2030	92348KDY6		0.00	563.75	563.75			
06/20/26	06/20/26	VWALT 2026-A A3 DTD 03/24/2026 4.170% 03/20/2029	92868CAD3		0.00	712.38	712.38			
06/20/26	06/20/26	VALET 2024-1 A3 DTD 11/26/2024 4.630% 07/20/2029	92868RAD0		0.00	270.08	270.08			
06/20/26	06/20/26	VZMT 2026-1 A1A DTD 03/13/2026 3.940% 02/20/2031	92348KFC2		0.00	804.42	804.42			
06/21/26	06/21/26	HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1		0.00	742.63	742.63			
06/21/26	06/21/26	HAROT 2024-3 A3 DTD 08/21/2024 4.570% 03/21/2029	43813YAC6		0.00	381.40	381.40			
06/21/26	06/21/26	CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6		0.00	5,912.50	5,912.50			
06/21/26	06/21/26	HAROT 2026-1 A3 DTD 02/18/2026 3.780% 09/23/2030	43815CAD0		0.00	220.50	220.50			
06/25/26	06/25/26	BMWOT 2025-A A3 DTD 02/12/2025 4.560% 09/25/2029	096924AD7		0.00	513.00	513.00			

Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

Transaction Type Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST										
06/25/26	06/25/26	BMWLT 2025-1 A3 DTD 06/10/2025 4.430% 06/26/2028	096912AD2		0.00	203.04	203.04			
06/25/26	06/25/26	BMWOT 2023-A A3 DTD 07/18/2023 5.470% 02/25/2028	05592XAD2		0.00	42.68	42.68			
Transaction Type Sub-Total					**0.00**	**89,281.61**	**89,281.61**			
PAYDOWNS										
06/01/26	06/25/26	FHMS K075 A2 DTD 04/01/2018 3.650% 02/01/2028	3137F4X72	204.21	204.21	0.00	204.21	3.56	2.15	
06/01/26	06/25/26	FHMS K058 A2 DTD 11/01/2016 2.653% 08/01/2026	3137BSP72	16,800.94	16,800.94	0.00	16,800.94	764.57	53.17	
06/01/26	06/25/26	FHMS K075 A2 DTD 04/01/2018 3.650% 02/01/2028	3137F4X72	175.04	175.04	0.00	175.04	3.30	2.20	
06/01/26	06/25/26	FHMS K736 A2 DTD 09/01/2019 2.282% 07/01/2026	3137FNWX4	60,850.54	60,850.54	0.00	60,850.54	4,390.27	236.13	
06/01/26	06/25/26	FHMS K069 A2 DTD 11/01/2017 3.187% 09/01/2027	3137FBU79	161.68	161.68	0.00	161.68	7.82	3.33	
06/01/26	06/25/26	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	174.19	174.19	0.00	174.19	5.36	0.74	
06/01/26	06/25/26	FNA 2024-M6 A2 DTD 11/01/2024 2.987% 07/01/2027	3136BTGM9	26,068.61	26,068.61	0.00	26,068.61	912.40	418.70	
06/01/26	06/25/26	FHMS K739 A2 DTD 11/01/2020 1.336% 09/01/2027	3137F64P9	237.88	237.88	0.00	237.88	18.26	8.64	
06/01/26	06/25/26	FHMS K059 A2 DTD 11/01/2016 3.120% 09/01/2026	3137BSRE5	1,804.17	1,804.17	0.00	1,804.17	95.35	11.83	
06/01/26	06/25/26	FHMS K074 A2 DTD 03/01/2018 3.600% 01/01/2028	3137F4D41	242.42	242.42	0.00	242.42	5.20	3.06	
06/15/26	06/15/26	TAOT 2024-C A3 DTD 07/30/2024 4.880% 03/15/2029	89237QAD2	4,429.12	4,429.12	0.00	4,429.12	0.00	0.00	
06/15/26	06/15/26	CARMX 2022-4 A3 DTD 10/31/2022 5.340% 08/16/2027	14318UAD3	703.49	703.50	0.00	703.50	0.17	0.05	
06/15/26	06/15/26	ALLYA 2023-1 A3 DTD 07/19/2023 5.460% 05/15/2028	02007WAC2	3,646.70	3,646.70	0.00	3,646.70	0.62	0.25	

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

Transaction Type Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
PAYDOWNS										
06/15/26	06/15/26	NAROT 2023-A A3 DTD 04/26/2023 4.910% 11/15/2027	65480WAD3	5,458.40	5,458.40	0.00	5,458.40	0.96	0.30	
06/15/26	06/15/26	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	6,950.25	6,950.25	0.00	6,950.25	0.43	0.19	
06/15/26	06/15/26	HART 2024-B A3 DTD 07/24/2024 4.840% 03/15/2029	44934QAD3	5,542.09	5,542.09	0.00	5,542.09	0.84	0.51	
06/15/26	06/15/26	ALLYA 2024-2 A3 DTD 09/27/2024 4.140% 07/16/2029	02007NAC2	4,299.64	4,299.64	0.00	4,299.64	0.44	0.29	
06/15/26	06/15/26	HDMOT 2023-A A3 DTD 02/23/2023 5.050% 12/15/2027	41285JAD0	3,317.11	3,317.11	0.00	3,317.11	0.33	0.10	
06/15/26	06/15/26	MBART 2022-1 A3 DTD 11/22/2022 5.210% 08/16/2027	58768PAC8	4,957.36	4,957.36	0.00	4,957.36	0.98	0.24	
06/15/26	06/15/26	NAROT 2024-A A3 DTD 05/22/2024 5.280% 12/15/2028	65479UAD0	11,439.12	11,439.12	0.00	11,439.12	1.07	0.61	
06/15/26	06/15/26	FORDO 2023-B A3 DTD 06/26/2023 5.230% 05/15/2028	344930AD4	2,924.81	2,924.81	0.00	2,924.81	0.04	0.02	
06/15/26	06/15/26	TAOT 2023-A A3 DTD 01/30/2023 4.630% 09/15/2027	891940AC2	2,895.47	2,895.47	0.00	2,895.47	0.00	0.00	
06/15/26	06/15/26	TAOT 2023-B A3 DTD 05/23/2023 4.710% 02/15/2028	891941AD8	3,920.86	3,920.86	0.00	3,920.86	0.22	0.08	
06/15/26	06/15/26	TAOT 2024-D A3 DTD 10/17/2024 4.400% 06/15/2029	89239TAD4	2,393.87	2,393.87	0.00	2,393.87	0.13	0.09	
06/15/26	06/15/26	MBART 2023-1 A3 DTD 01/25/2023 4.510% 11/15/2027	58770AAC7	1,430.72	1,430.72	0.00	1,430.72	0.17	0.05	
06/16/26	06/16/26	GMCAR 2024-4 A3 DTD 10/16/2024 4.400% 08/16/2029	38014AAD3	4,463.96	4,463.96	0.00	4,463.96	0.86	0.58	
06/16/26	06/16/26	GMCAR 2024-3 A3 DTD 07/10/2024 5.130% 04/16/2029	38013KAD2	5,866.84	5,866.84	0.00	5,866.84	0.90	0.56	
06/21/26	06/21/26	HAROT 2024-3 A3 DTD 08/21/2024 4.570% 03/21/2029	43813YAC6	6,961.99	6,961.99	0.00	6,961.99	1.09	0.68	
06/25/26	06/25/26	BMWOT 2023-A A3 DTD 07/18/2023 5.470% 02/25/2028	05592XAD2	1,667.08	1,667.08	0.00	1,667.08	0.30	0.11	
Transaction Type Sub-Total				**189,988.56**	**189,988.57**	**0.00**	**189,988.57**	**6,215.64**	**744.66**	

pfm asset management

Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2026**

CITY OF LA PALMA - OPERATING PORTFOLIO - [redacted] - ([redacted])

Transaction Type										
Trade	**Settle**	**Security Description**	**CUSIP**	**Par**	**Principal Proceeds**	**Accrued Interest**	**Total**	**Realized G/L Cost**	**Realized G/L Amort Cost**	**Sale Method**
SELL										
06/01/26	06/04/26	US TREASURY N/B DTD 09/16/2024 3.375% 09/15/2027	91282CLL3	500,000.00	496,210.94	3,714.33	499,925.27	(1,445.31)	(2,742.25)	FIFO
06/01/26	06/04/26	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	79,664.92	79,294.60	22.22	79,316.82	2,081.87	(37.79)	FIFO
06/01/26	06/04/26	BLACKROCK FUNDING INC (CALLABLE) DTD 07/26/2024 4.600% 07/26/2027	09290DAH4	130,000.00	130,778.70	2,126.22	132,904.92	782.60	780.13	FIFO
06/01/26	06/04/26	UNITEDHEALTH GROUP INC (CALLABLE) DTD 03/21/2024 4.600% 04/15/2027	91324PEY4	195,000.00	195,780.00	1,220.92	197,000.92	2,139.15	1,182.69	FIFO
06/04/26	06/05/26	PACCAR FINANCIAL CORP DTD 08/06/2024 4.450% 08/06/2027	69371RT30	70,000.00	70,347.90	1,029.68	71,377.58	441.00	385.57	FIFO
06/04/26	06/08/26	US TREASURY N/B DTD 10/31/2025 3.500% 10/31/2027	91282CPE5	200,000.00	198,609.38	741.85	199,351.23	(1,007.81)	(1,119.85)	FIFO
06/08/26	06/09/26	CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	225,000.00	225,738.28	690.00	226,428.28	772.55	756.99	FIFO
Transaction Type Sub-Total				**1,399,664.92**	**1,396,759.80**	**9,545.22**	**1,406,305.02**	**3,764.05**	**(794.51)**	
Managed Account Sub-Total					**(161,373.23)**	**95,997.55**	**(65,375.68)**	**9,979.69**	**(49.85)**	
Total Security Transactions					**($161,373.23)**	**$95,997.55**	**($65,375.68)**	**$9,979.69**	**($49.85)**	

City of La Palma

Agenda Item No. 5

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Peter L. Kim, City Manager
AGENDA TITLE:	Response to the 2025-26 Orange County Grand Jury Report: Wildfires Hit Home

---

RECOMMENDED ACTION:

Authorize the Mayor to sign a response letter to the 2025-2026 Grand Jury Report, *Wildfires Hit Home*, and authorize submittal to the Orange County Grand Jury.

BACKGROUND AND DISCUSSION:

On May 19, 2026, the Orange County Grand Jury released its 2025-26 Grand Jury Report, *Wildfires Hit Home*. According to the Orange County Grand Jury, the purpose of the report was to (1) "identify the shared responsibilities of local governments and fire service agencies, communities and homeowners to reduce the risk of wildfire in the wildland-urban interface, (2) "investigate the status of actions taken by the California Legislature and Department of Insurance to provide relief to policyholders," and (3) "inform communities and homeowners on home hardening, defensible space, insurance risk reduction, and wildfire safety awareness." A complete copy of the report is attached and includes the method of study, investigation, and analysis, findings, recommendations, commendations, and required responses.

In compliance with California Penal Code sections 933.05(a) and (b), the City was requested to prepare responses to each of the findings and recommendations directed to the City in this report. The Grand Jury Report outlined six findings and four recommendations. All six findings and two of the four recommendations applied to the City of La Palma. Staff has reviewed the Grand Jury Report, and attached is a draft response as required by state law for City Council consideration. The responses were developed in part based on the responses submitted by the Orange County Fire Authority (OCFA) on July 1, 2026 to the Orange County Grand Jury, as OCFA serves as the lead agency for fire-related issues on behalf of the City. Attached are the OCFA-submitted responses.

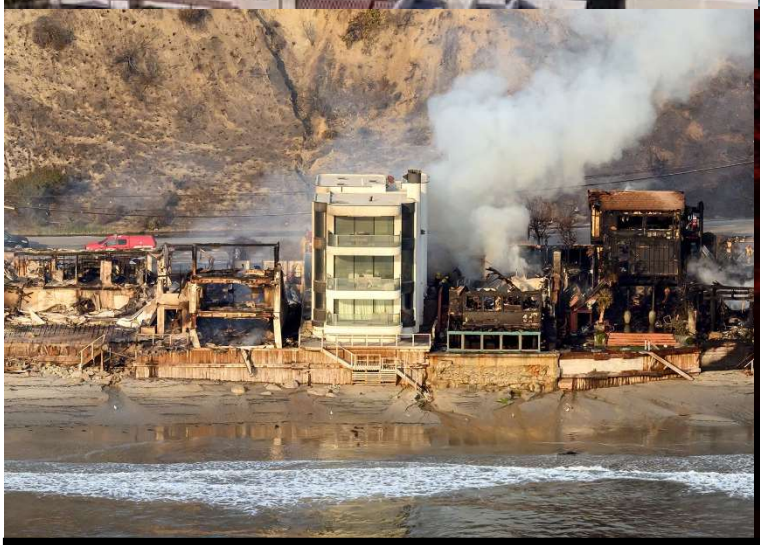
Pursuant to California Penal Code sections 933 and 933.05, the City's response to the Grand Jury Report is due by August 19, 2026.

FISCAL IMPACT:

There is no fiscal impact related to the City's response to the Orange County Grand Jury.

ATTACHMENTS:

1. Orange County Grand Jury Report: Wildfires Hit Home
2. Orange County Fire Authority Grand Jury Response
3. Draft Response Letter



Wildfires Hit Home

Orange County Grand Jury 2025-2026

This page left intentionally blank so the first page starts to the right

TABLE OF CONTENTS

SUMMARY 5
BACKGROUND 6
REASON FOR STUDY 9
METHOD OF STUDY 9
INVESTIGATION AND ANALYSIS 10
FINDINGS 31
RECOMMENDATIONS 32
COMMENDATIONS 33
REQUIRED RESPONSES 34
Acronyms 41
Glossary 43
Bibliography 45
Appendix A 50
Appendix B 53
Appendix C 55
Appendix D 56
Appendix E 58
Appendix F 61
Appendix G 63

FIGURES

Figure 1 Map of Eaton and Palisades Fires in January 2025 7
Figure 2 Shared responsibility for risk reduction in wildland-urban interface areas 11
Figure 3 WUI and suburban conflagration fire disaster chain of events. 13
Figure 4 Example of an Orange County City LRA Fire Hazard Severity Zone Map 16
Figure 5 Board of Forestry and Fire Protection Defensible Zones 0, 1, and 2 18
Figure 6 Total FAIR Plan Dwelling and Commercial Policies Have Increased, September 2023 to September 2025 20
Figure 7 City Area Reported in Fire Hazard Severity Zones 26
Figure 8 Cities Reporting Achieved, Applied for, or Plan to Apply for a Community-Level Wildfire Risk Mitigation Designation 27

Figure 9 Cities Reporting Outreach Program to Provide Information and Guidance to Property Owners on Wildfire Risk Mitigation Measures and/or Grants 28
Figure 10 Cities Reporting Their Outreach Program Refers to Orange County Fire Authority Outreach Programs and Resources 29
Figure 11 Top 20 Deadliest California Wildfires 50
Figure 12 Top 20 Most Destructive California Wildfires 51
Figure 13 Large Fires 300 Acres and Greater - State and Contract Counties Direct Protection Area 52
Figure 14 Orange County Wildfires by Size 52
Figure 15 Safer from Wildfires Flyer, Page 1 53
Figure 16 Safer from Wildfires Flyer, Page 2 54
Figure 17 Fire Hazard Severity Zone Map of Orange County 55
Figure 18 Fire Hardening and Defensible Space Disclosure, Page 1 56
Figure 19 Fire Hardening and Defensible Space Disclosure, Page 2 57
Figure 20 California Property and Casualty Insurance Company Homeowners Premium and Loss 58
Figure 21 FAIR Plan Data for Orange County Zip Codes 90620 - 92679 59
Figure 22 FAIR Plan Data for Orange County Zip Codes 92680 – 92899 60
Figure 23 Orange County Fire Authority Covered Cities 61
Figure 24 Orange County Fire Jurisdictions 62
Figure 25 Ready, Set Go! Flyer for Immediate Zone 63
Figure 26 Ready, Set, Go! Flyer on Defensible Space 64
Figure 27 Ready, Set, Go! Flyer for Home Hardening, Page 1 65
Figure 28 Ready, Set, Go! Flyer for Home Hardening, Page 2 66
Figure 29 Ready, Set, Go! Flyer on Vegetation Management 67
Figure 30 Ready, Set, Go! On Be Ember Aware 68
Figure 31 Ready, Set, Go! Flyer on Home Assessment 69
Figure 32 Ready, Set, Go! Flyer on Wildfire Home Risk Assessment, Page 1 70
Figure 33 Ready, Set, Go! Flyer on Wildfire Home Risk Assessment, Page 2 71
Figure 34 Zone 0 At-A-Glance, Page 1 72
Figure 35 Zone 0 At-A-Glance, Page 2 73

SUMMARY

Wildfires have become a fact of life in California. Persistent drought conditions and accelerated warming have led to an increase in wildfires throughout the state. Of the twenty most destructive wildfires in California history, fifteen have occurred in the last ten years (see Appendix A). From the Camp Fire, also referred to as the Paradise Fire, in Northern California to the Palisades and Eaton Fires in Los Angeles and the Airport Fire in Orange County, the tragic loss of life and the destruction of thousands of homes and structures have upended homeowners' lives and rocked the insurance industry with billions of dollars in claims just in the last few years. These conditions have made home insurance unaffordable or unavailable for many Orange County residents. The State of California has attempted over recent years to mitigate the impact on ratepayers and insurers and has provided tougher regulations for hardening homes and property. Both the California legislature and the California Department of Insurance have issued recent laws and regulations to address these issues. Significant for this report are Safer from Wildfires (2022), California Fair Access to Insurance Requirements (FAIR) Plan (1968, revised 2025), Assembly Bill 888 (2025) and California Wildland-Urban Interface Code (2025).

The California FAIR Plan was established in 1968 to provide basic insurance for property owners who could not obtain fire coverage through the traditional insurance market due to being in high-risk fire areas. The FAIR Plan is not a state agency, and it receives no taxpayer funding. It is a syndicated fire insurance pool made up of all insurers licensed to write property/casualty insurance in the state. The FAIR Plan is intended to be the insurer of last resort and is meant to be a temporary safety net helping property owners until they can transition back to the traditional insurance market. The numerous fires over the last few years coupled with private insurers leaving the California market or no longer insuring homes in high-risk areas, have resulted in the FAIR Plan being financially strained with the number of policies more than doubling since September 2023.[1] The State Legislature and Department of Insurance both responded with strategies to rebalance this problem requiring insurers to increase the number of policies issued in high-risk areas and to change the way rates are established, however, insurance companies, using loopholes in the legislation, have so far largely avoided meeting the goals set for them.[2]

The Safer from Wildfires regulation was issued by the Insurance Commissioner after development in partnership with California Department of Forestry and Fire Protection (CAL FIRE) and the Governor's Office of Emergency Services. The regulation mandates

[1] Key Statistics & Data. The California FAIR Plan. https://www.cfpnet.com/key-statistics-data/
[2] The New York Times, *California Promised Insurance Relief, But Delivered Loopholes*, Nov. 2, 2025.

that insurance companies provide rate discounts for various actions that property owners take to create defensible space and harden their homes against wildfires (see Appendix B).

AB888, the California Safe Homes Grant Program, aims to reduce wildfire losses, improve insurability and resilience of vulnerable communities, and support home hardening efforts to help residents qualify for insurance premium incentives. It provides grants to aid qualifying residents and communities to complete wildfire risk mitigation measures.

The California Wildland-Urban Interface Code (CWUIC) refers to the California Building Standards Code, Title 24, Part 7. Effective in January 2026, the CWUIC requires fire-resistant and ignition-resistant construction in Fire Hazard Severity Zones or the wildland-urban interface. Requirements were also established for vegetation and hazard mitigation in the same areas. Studies have definitively shown that implementing these home hardening and defensible space requirements, including retrofitting existing homes, will greatly reduce ignition and fire spread, thereby reducing damage and resulting claims. Compliance with the 2015 International Wildland-Urban Interface Code (IWUIC) could save $4 for every $1 invested and retrofitting structures to the IWUIC could provide from $2 to as much as $8 in benefits for each $1 invested.[3] Home hardening and defensible space measures that align with wildland-urban interface codes and Safer from Wildfires regulations will help save homeowners and insurance companies from catastrophic loss.

The 2025-2026 Orange County Grand Jury found evidence that clearly shows Safer from Wildfires home hardening and defensible space measures protect homes and communities, saving homeowners, local governments, and fire authorities as well as insurance companies from catastrophic loss while also providing discounts for homeowners' insurance premiums.

BACKGROUND

California's Wildfire Crisis and Insurance Impact

California faces an escalating wildfire crisis fueled by accelerated warming, prolonged droughts, increasingly windy conditions, and expanded development into fire-prone areas. Between 2015 and 2025, 15 of the 20 most destructive wildfires in state history

[3] National Institute of Building Science, *Natural Hazard Mitigation Saves.* 2019. https://nibs.org/wp-content/uploads/2025/04/NIBS_MMC_MitigationSaves_2019-1.pdf. Accessed March 3, 2026.

occurred, including the Palisades and Eaton Fires in 2025. These events have caused loss of life, devastated communities, destroyed thousands of homes, and resulted in billions in insured losses (see Appendix A).

The Eaton Fire in January 2025, spread through the suburbs of Pasadena destroying 9,413 structures and burning 14,021 acres. It became Los Angeles County's most destructive and second deadliest fire with 19 fatalities (see Appendix A).

On the same day in January 2025, the Palisades Fires swept through Pacific Palisades, Topanga, and Malibu, consuming 6,833 homes and 23,707 acres. It became Los Angeles County's third-most destructive fire and third deadliest with 12 fatalities (see Appendix A). Both fires were fueled by strong Santa Ana winds of between 80-100 mph, extremely dry conditions, and dense vegetation, creating what officials called a "perfect storm" for wildfire spread.[4,5]

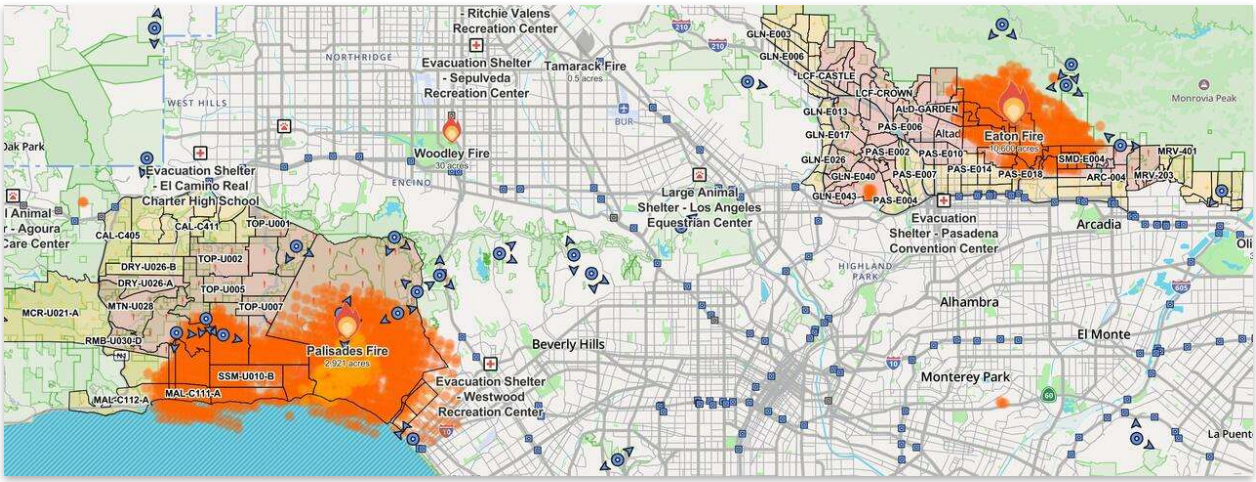


Figure 1 Map of Eaton and Palisades Fires in January 2025

The most destructive California wildfire listed by CAL FIRE is the November 2018 Camp Fire in Butte County which burned 153,336 acres, destroyed 18,804 structures, and resulted in 85 deaths. The CAL FIRE list of the Top 20 Most Destructive California Wildfires can be viewed in detail in Appendix A. Data for Orange County wildfires for the period 2008 through 2024 can be viewed in Appendix A.

Orange County's 2024 Airport Fire that started in Trabuco Canyon burned 23,500 acres and destroyed 160 structures. The fire raged for nearly a month, prompting a state of

[4] Andrea Thompson, *How the Ferocious Santa Ana Winds are Fueling the Palisades Fire*, Scientific American, Accessed January,8, 2026, http://www.scientificamerican.com
[5] Julia Jacobo and Ginger Zee, A perfect storm of weather and climate conditions led to the severity of the California fires, ABC News, Accessed January 8, 2026, http://www.abcnews.com/US/perfect-storm-weather-climate-conditions-severity-california-fires/story?id=117468072

emergency and millions of dollars in claims. This fire and others not only caused property loss, but also damaged ecosystems, water resources, and impacted air quality. Post-fire soil degradation and the expansion of invasive, non-native plants has further hindered recovery.[6]

In California, wildfires have strained the private insurance market. Many insurers, facing frequent and unsustainable financial exposure and constraints on rate hikes caused by Proposition 103 have withdrawn from high-risk areas, or stopped issuing new policies altogether. Some insurers have even withdrawn from the state completely.

California homeowners in high-risk wildfire areas report premiums ranging from $5,000 to $12,000 annually.[7] Orange County, California's fifth most expensive housing market as of the 4th quarter 2025,[8] faces challenges that are different than the statewide market. With an average home price of $1.2 million,[9] rising insurance costs further threaten housing affordability. A recent survey found that 43% of Orange County seniors worry most about housing costs and financial security.[10] Among the hardest hit by insurance premium increases and policy nonrenewal are retirees, renters, and owners of condominiums, townhomes, and mobile homes.

The Safer from Wildfires regulation requires insurers to offer discounts to homeowners who take proactive steps to reduce wildfire risk. Discounts are based on both achieving community-level designations, which assess the collective mitigation efforts of neighborhoods, and property-level improvements such as installing fire-resistant roofing, ember-resistant vents, and clearing defensible space.[11]

Reducing wildfire risk in the wildland-urban interface helps ensure that insurance coverage remains accessible. California's wildfire and insurance crisis demands coordinated action from local governments and fire authorities, communities, and homeowners to reduce risk of wildfire.

---

[6] Mashall A. Hayrikian, *Engineering and Environmental Implications of the LA wildfires: Eaton and Palisades Fire*, Marshall Geoscience – Geotechnical Engineering, Laboratory Services, http://www.marshallgeo.com/geotechnical-engineering/engineering-and-environmental-implications-of-la-wildfires-eaton-palisades-fires/

[7] Merlin Law Group. *Fire Insurance in California: A Complete Guide*. https://www.merlinlawgroup.com/fire-insurance-california-guide/. Accessed March 6, 2026.

[8] California Association of Realtors®, *Median Prices of Existing Single Family Homes*. Accessed March 8, 2026. https://www.car.org/marketdata/data/housingdata

[9] O.C. CA Real Estate and Property Data, ATTOM, October 2025

[10] Gabriel San Roman, *New report on aging in Orange County outlines key concerns among seniors*, Los Angeles Times, June 21, 2024, https://www.latimes.com/socal/daily-pilot/entertainment/story/2024-06-21/aging-in-orange-county-report

[11] California Code of Regulations, Title 10, Section 2644.9, Consideration of Mitigation Factors; Wildfire Risk Models. https://regulations.justia.com/states/california/title-10/chapter-5/subchapter-4-8/article-4/section-2644-9/

REASON FOR STUDY

Wildfires have become an increasingly severe threat to residential communities in Orange County, particularly those in high-risk fire zones. The frequency and intensity of wildfires has escalated due to prolonged droughts, rising temperatures, and development encroachment into wildland-urban interface areas. Catastrophic losses from these wildfires have resulted in a continuing insurance crisis.

This study aims to (1) identify the shared responsibilities of local governments and fire service agencies, communities and homeowners to reduce the risk of wildfire in the wildland-urban interface, (2) investigate the status of actions taken by the California legislature and Department of Insurance to provide relief to policyholders, and (3) inform communities and homeowners on home hardening, defensible space, insurance risk reduction, and wildfire safety awareness.

METHOD OF STUDY

The investigation reviewed the efforts of Orange County local governments, local fire departments, and homeowner associations to better understand and provide an independent look at the above concerns and possible solutions. To achieve a clear picture of the wildfire problem in the Orange County wildland-urban interface and its impact on insurance rates, the 2025-2026 Grand Jury has done the following:

- Reviewed studies and academic papers
- Issued a Fire Hazard Severity Zone survey to all Orange County cities
- Examined the 2025 California Wildland-Urban Interface Code
- Observed a demonstration at a Yorba Linda Water District Heli-Hydrant™
- Visited Firewise USA Site designated communities
- Conducted literature review of previous statewide Grand Jury reports
- Interviewed California Department of Insurance staff, reviewed Department website and pertinent regulations
- Visited Orange County Fire Authority facilities to better understand their training, procedures, and preparedness
- Conducted multiple interviews with city, county, and fire officials, as well as homeowners association staff and residents regarding wildland-urban interface wildfire risk reduction

Orange County Fire Authority helicopter approaching Yorba Linda Water District Heli-Hydrant™
Source: Orange County Grand Jury 2025-2026

INVESTIGATION AND ANALYSIS

The 2025-2026 Grand Jury investigated the risk of wildfire in Orange County wildland-urban interface areas, the insurance industry's response to this risk, actions taken by fire prevention authorities to reduce the risk of damage and destruction of homes by wildfire, and the state legislature and California Department of Insurance (CDI) response to the insurance crisis. The Grand Jury also investigated actions homeowners should take to share the responsibility to reduce community wildfire risk, and by doing so, potentially reduce their insurance costs.

The Grand Jury investigation included evaluation of CDI initiatives, the Safer from Wildfires insurance regulation,[12] and other regulations related to wildfire and insurance risk reduction. The investigation also included examination of recent changes to Fire Hazard Severity Zone mapping, the 2025 CWUIC, and pending amendments to the ember-resistant Zone 0 regulations that comprise defensible space requirements.

Shared Responsibility for Reduction of Wildfire and Insurance Risk

There is a broad scope of shared responsibility for risk reduction in wildland-urban interface areas. State legislators, CDI, state and local fire prevention authorities, counties and cities, community-level organizations, and homeowners all share responsibility for taking actions necessary to prevent wildfires in wildland-urban interface areas and thereby reduce insurance risk and policy rates. Figure 2 below illustrates the shared responsibility.

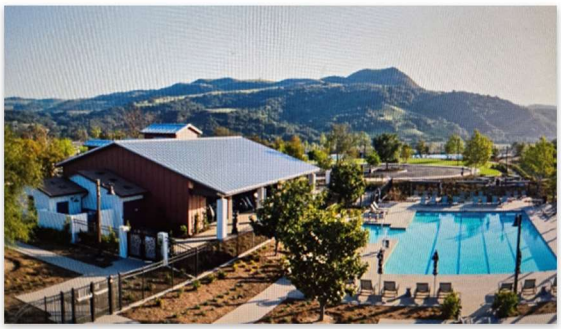
[12] California Code of Regulations, Title 10, Section 2644.9

Figure 2 Shared responsibility for risk reduction in wildland-urban interface areas

The conclusion of this report focuses on the responsibilities of local governments and fire prevention authorities to provide homeowners the information and guidance needed to reduce property-level wildfire and insurance risk and thereby reduce these risks across entire communities.

Wildland-Urban Interface

Wildland-urban interface (WUI) is where urban development meets or intermixes with undeveloped natural areas. The term "wildland-urban interface" refers most often to areas where houses are located within or adjacent to relatively larger areas of natural vegetation. The U.S. Forest Service refers to WUI simply as "areas where human development meets natural landscapes.[13] WUI is at greatest risk of wildfire in



Source: RanchoMissionViejo.com

[13] Forest Service, U.S. Department of Agriculture. Wildland-Urban Interface. https://research.fs.usda.gov/nrs/fire/wui. Accessed January 12, 2026.

California, where we have led the nation in both WUI growth and wildfires for 30 years.[14]

The Wildland-Urban Interface Fire Problem

The current National Fire Protection Association (NFPA) Firewise USA program was developed out of the 1986 Wildfire Strikes Home conference principally organized by the U.S. Forest Service and the NFPA. This initiative was the initial fire management response to the home destruction problem related to wildfires nationally recognized in 1985 which has since become known as the WUI fire problem.[15]

By the middle of this century, many Orange County residents may have a dramatic experience with wildfire due to increasingly drier, hotter conditions. Research that examined wildfires during the period from 1959 through 2009 predicts that in the next 25 years Southern California will see increased wildfires during months when fall winds occur and also during the warmer, summer months. It is estimated that by the mid-21st century there will be a 64% increase in acreage burned during higher intensity fall winds, and a 77% increase during summer winds due to warmer and drier climate. A greater concern is the estimated 20% increase in structures destroyed due to fires during fall winds and estimated 74% increase in structures destroyed due to fires during summer winds in warmer, drier conditions.[16]

Orange County development that continues into the WUI should expect to face these predictions. This Orange County Grand Jury report focuses on the implications for increased wildfire and insurance risk and our concern that most homes in WUI areas are not prepared to resist ignition and destruction by wildfire.

Wildland-Urban Interface Fire Disaster and Suburban Conflagration

WUI fire disasters and suburban conflagrations occur during extreme fire conditions when numerous houses ignite and burn simultaneously, overwhelming the capabilities of firefighting resources.[17] If enough homes are ignition-resistant, many homes do not ignite during extreme fire conditions and fire protection is not overwhelmed by the

---

[14] Center for Critical Urban and Environmental Studies. University of California, Santa Cruz. *Wildland Urban Interface (WUI) Research for Resilience: Addressing California's Climate, Conservation & Housing Crises*. https://criticalurbanenvironments.ucsc.edu/projects/wildland-urban-interface-wui-research-for-resilience/

[15] Jack Cohen. *The Wildland-Urban Interface Fire Problem: A Consequence of the Fire Exclusion Paradigm.* Forest History Today. Fall 2008: 20-26. https://www.fs.usda.gov/rm/pubs_other/rmrs_2008_cohen_j002.pdf. Accessed March 25, 2026.

[16] Yufang Jin, et al. *Identification of two distinct fire regimes in Southern California; implications for economic impact and future change*. Environmental Research Letters, Volume 1, Number 9. IOP Science, September 8, 2015. https://iopscience.iop.org/article/10.1088/1748-9326/10/9/094005. Accessed January 9, 2026.

[17] Cohen, *The Wildland-Urban Interface Fire Problem*, 22.

homes that do ignite; the ignition-resistant homes can survive without firefighter protection, and an extreme wildfire can occur without becoming a WUI fire disaster[18] or suburban conflagration.

Suburban conflagrations occur when fire spreads from the wildlands into the WUI and suburban environment. Suburban conflagration follows the conceptual WUI fire chain of events in Figure 3.[19] Once a structure in a community ignites, the probability of its complete destruction is high and the risk to the rest of the community increases as the burning structure produces significant heat and embers.[20] Effective prevention of structure ignitions through home hardening and defensible space measures can break the WUI fire chain of events.

Figure 3 WUI and suburban conflagration fire disaster chain of events.[21]

Home Ignition Zone and Home Ignition Potential

The home ignition zone refers to a home and its immediate surroundings within 100 to 200 feet. The home ignition zone principally determines the potential for WUI fire disasters. Research shows that a home's ignition potential during extreme wildfires is determined by the characteristics of its exterior materials and design, their response to

[18] Cohen, *The Wildland-Urban Interface Fire Problem*, 23.
[19] Ian M. Gammanco, et al. *The Return of Conflagration in Our Built Environment.* Insurance Institute for Business and Home Safety. September 2023. https://ibhs.org/wp-content/uploads/Suburban_Wildfire_Conflagration_WhitePaper.pdf. Accessed March 20, 2026.
[20] Gammanco, *The Return of Conflagration,* 22.
[21] Gammanco, *The Return of Conflagration,* 14.

burning objects within 100 feet, and their response to embers. Most destroyed homes in residential areas ignite from smaller flames and firebrands (lofted embers), not surrounding vegetation.[22] Reducing home ignition potential is the key to preventing WUI fire disaster.

Reducing Home Ignition Potential Can Prevent Wildland-Urban Interface Fire Disaster and Suburban Conflagration

During extreme WUI fires, homes ignite and burn and sustain the requirements for combustion both indirectly and directly: Indirectly from radiation and convection heating from flames, and directly from ember spot ignitions on a house. Computational modeling and laboratory and field experiments show that large flames of burning shrubs and tree canopies must be within 100 feet to ignite a home's wood exterior, while most destroyed homes ignite from smaller flames and directly from burning embers.[23] These research results suggest that addressing the conditions in the home ignition zone to significantly reduce home ignition potential can prevent WUI fire disaster. Reducing home ignition potential means addressing the ignitability of the structure rather than the immediate surroundings.

Source: Patrick T. Fallon / Agence France-Presse / Getty Images

An analysis of CAL FIRE data and Butte County property records shows that about 51% of the 350 single-family homes built after 2008 in the path of the Camp Fire were undamaged. By contrast, only 18% of the 12,100 homes built prior to 2008 escaped damage.[24] The homes built after 2008 were required to conform to 2008 Title 24, Chapter 7A of the California Building Standards Code which focused on construction of new buildings located within WUI and Fire Hazard Severity Zones. These 2008 wildfire risk mitigation requirements for new homes included materials such as fire-resistant

[22] Cohen, *The Wildland-Urban Interface Fire Problem*, 23.
[23] Cohen, *The Wildland-Urban Interface Fire Problem*, 24.
[24] Dale Kasler and Phillip Reese. *In Camp Fire, Newer Houses Were Much Less Damaged.* The Sacramento Bee. April 11, 2019, updated January 9, 2024. https://www.kqed.org/science/1940012/newer-%D8%8Cuses-much-less-damaged-in-camp-fire. Accessed March 4, 2026.

roofs and siding, and construction methods for exterior wildfire protection. These wildfire risk mitigation requirements for new construction directly reduce home ignition potential and help homes constructed to the new standards survive undamaged.

Benefits of Reducing Home Ignition Potential Can Exceed Costs

The benefits of reducing home ignition potential through compliance with new construction requirements can exceed costs, with 90% of the benefits estimated from reduced property losses and insurance costs. The benefit-cost ratio (BCR) for complying with the 2015 International Wildland-Urban Interface Code (IWUIC) has been calculated by the National Institute of Building Science for a number of representative counties with moderate to extreme fire risk. Total benefits were calculated at $3 billion and total costs at $800 million, suggesting a BCR of approximately 4:1 or $4 saved for every $1 of additional construction and maintenance cost.[25]

A national average BCR for retrofitting typical 2,000 square-foot existing homes plus nearby non-residential buildings (stores, schools, etc.) to 2018 IWUIC ignition-resistant construction and defensible space was also calculated. Benefits of retrofit exceed costs, with 93% of the benefits estimated from reduced property losses. Total benefits were calculated at $430 billion and total costs at $240 billion, equivalent to a national average BCR of 2:1 or $2 saved for every $1 of retrofit and maintenance costs.[26] The per-house retrofit cost is highly uncertain. The lowest average per-house retrofit cost would imply a much higher benefit-cost ratio, perhaps as high as 8:1, equivalent to an average of $8 saved for every $1 of retrofit cost.[27]

Office of the State Fire Marshal Fire Hazard Severity Zone Mapping

California laws now require Fire Hazard Severity Zone (FHSZ) mapping.[28,29,30] The need for FHSZ mapping arose from repeated occurrence of major destructive fires. The FHSZ maps are developed using a science-based and field-tested model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior. There are three levels of hazard score: Moderate, High, and Very High. Many factors are

---

[25] National Institute of Building Science, *Natural Hazard Mitigation Saves.* 63
[26] National Institute of Building Science, *Natural Hazard Mitigation Saves,* 114.
[27] National Institute of Building Science, *Natural Hazard Mitigation Saves,* 115.
[28] California Public Resources Code 4201-4204. https://law.justia.com/codes/california/code-prc/division-4/part-2/chapter-1/article-9/
[29] California Government Code 51175-89. https://law.justia.com/codes/california/code-gov/title-5/division-1/part-1/chapter-6-8/section-51175/
[30] California Code of Regulations Title 14, Section 1280. https://regulations.justia.com/states/california/title-14/division-1-5/chapter-7/subchapter-3/article-1/section-1280/

considered such as fire history, existing and potential fuel (natural vegetation), predicted flame length, blowing embers, terrain, and typical fire weather for the area. FHSZ maps evaluate hazard, not risk. “Hazard” is based on the physical conditions that create a likelihood and expected fire behavior over a 30- to 50-year period without considering mitigation measures such as home hardening, recent wildfire, or fuel reduction efforts. “Risk” is the potential damage that a fire can do to the area under existing conditions, accounting for any modifications such as fuel reduction projects, defensible space, and ignition resistant building construction.[31]

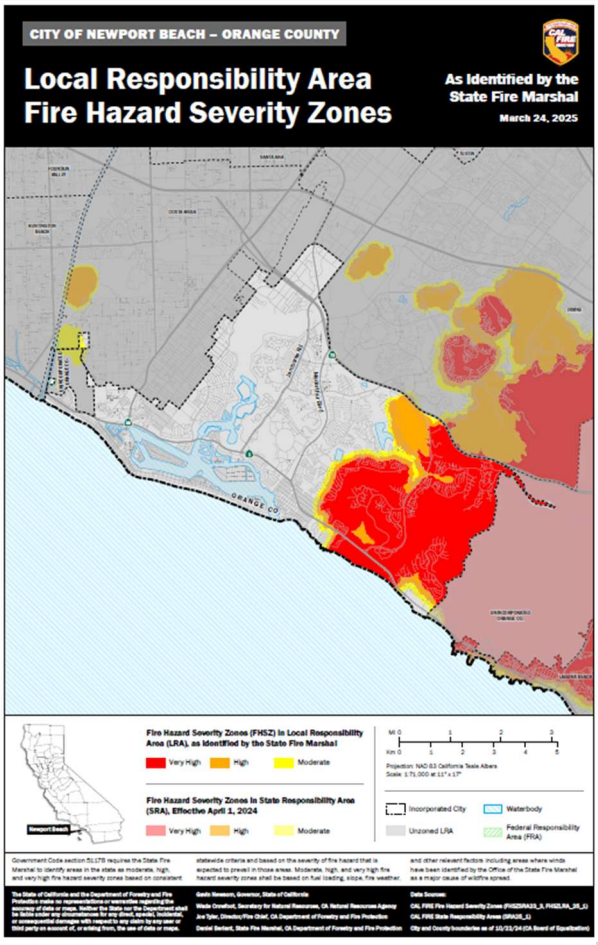


Figure 4 Example of an Orange County City LRA Fire Hazard Severity Zone Map

FHSZ mapping began with the State Responsibility Area (SRA), defined as a designated area in California where the state has primary responsibility for fire prevention and suppression. The SRA FHSZ mapping went into effect in April 2024. Since then, the Office has also been mapping Local Responsibility Areas (LRA), defined as a portion of land where local agencies, such as city or county fire departments, are responsible for wildfire protection. All Orange County FHSZ maps are accessible at the CAL FIRE website.[32] Figure 4 shows an example of an Orange County city FHSZ map. Appendix C shows a screenshot of Orange County FHSZs using the CAL FIRE Find Your Fire Hazard Severity Zone viewer accessible at this CAL FIRE web address:[33]

[31] CAL FIRE. Office of the State Fire Marshal. Fire Hazard Severity Zones. Explore Fire Hazard Severity Zones. . https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed March 20, 2026.
[32] CAL FIRE. Office of the State Fire Marshal. Fire Hazard Severity Zones in Local Responsibility Area. Phase 4. Orange County. https://calfire.app.box.com/s/wahuw9ny7cgn89xpxh7092ur50r1pwvj/folder/312669458215. Accessed March 12, 2026.
[33] CAL FIRE. Office of the State Fire Marshal. Fire Hazard Severity Zones. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed March 12, 2026.

https://experience.arcgis.com/experience/5065c998b4b0462f9ec3c6c226c610a9. Homeowners can enter their address in this viewer to find whether their property is located within a specific FHSZ.

How Fire Hazard Severity Zone Maps Impact Homeowners

FHSZ maps have no direct impact on insurance coverage. The CDI states that the FHSZ maps are intended to drive local planning decisions, not insurance decisions, and that FHSZ maps have nothing to do with insurance rating.[34]

Though not used directly for insurance rating, FHSZ mapping does have significant indirect impacts. Properties located in High or Very High FHSZs are subject to certain legal requirements. New state building code requirements effective January 2026 for homes within a FHSZ or a WUI area include fire-resistant materials and construction methods. Buildings in these areas are subject to defensible space requirements. If you sell a home located in these areas, you are required to disclose fire risk and compliance to potential buyers using a specific form.

These regulations are in place to increase fire-resistance of communities and ensure property owners are aware of the risks involved in living in a wildfire-prone area.

California Wildland-Urban Interface Code Effective January 1, 2026

Title 24, Part 7 of the California Building Standards Code, also referred to as the 2025 California Wildland-Urban Interface Code (CWUIC),[35] became effective January 1, 2026.

Title 24, Part 7, Chapter 5, Special Building Construction Regulations establishes minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels.[36] Chapter 5 requirements for construction within a FHSZ or a WUI area include:

- Specifications for fire-resistance-rated construction and non-combustible materials
- Ignition-resistant construction and material
- Replacement or repair of roof coverings

---

[34] California Department of Insurance. CAL FIRE Hazard Maps Do Not Affect Insurance Rates or Availability. https://www.insurance.ca.gov/0400-news/0102-alerts/2025/CAL-FIRE-hazard-maps-do-not-affect-insu.cfm. Accessed March 6, 2026.
[35] 2025 California Wildland-Urban Interface Code, Title 24, Part 7, 2024 IWUIC Amended, Effective Date: Jan 01, 2026. https://codes.iccsafe.org/content/CAWUIC2025P2. Accessed January 22, 2026.
[36] 2025 California Wildland-Urban Interface Code, Title 24, Part 7, 2024 IWUIC Amended, Effective Date: Jan 01, 2026. https://codes.iccsafe.org/content/CAWUIC2025P2. Accessed January 22, 2026.

Defensible Space Requirements and the New Ember-Resistant Zone 0

The State Board of Forestry and Fire Protection is responsible for the existing defensible space regulations[37] for buildings or structures located in the SRA or in Very High FHSZ in the LRA. If you have a home or building in the SRA or in the Very High FHSZ in the LRA, you are responsible for ensuring that your property complies with defensible space requirements to protect structures from wildfire. The Board of Forestry and Fire Protection webpages include an illustration of existing Defensible Space Zones 0, 1, and 2 (Figure 5), and links to Zones 0, 1, and 2 resources.[38]

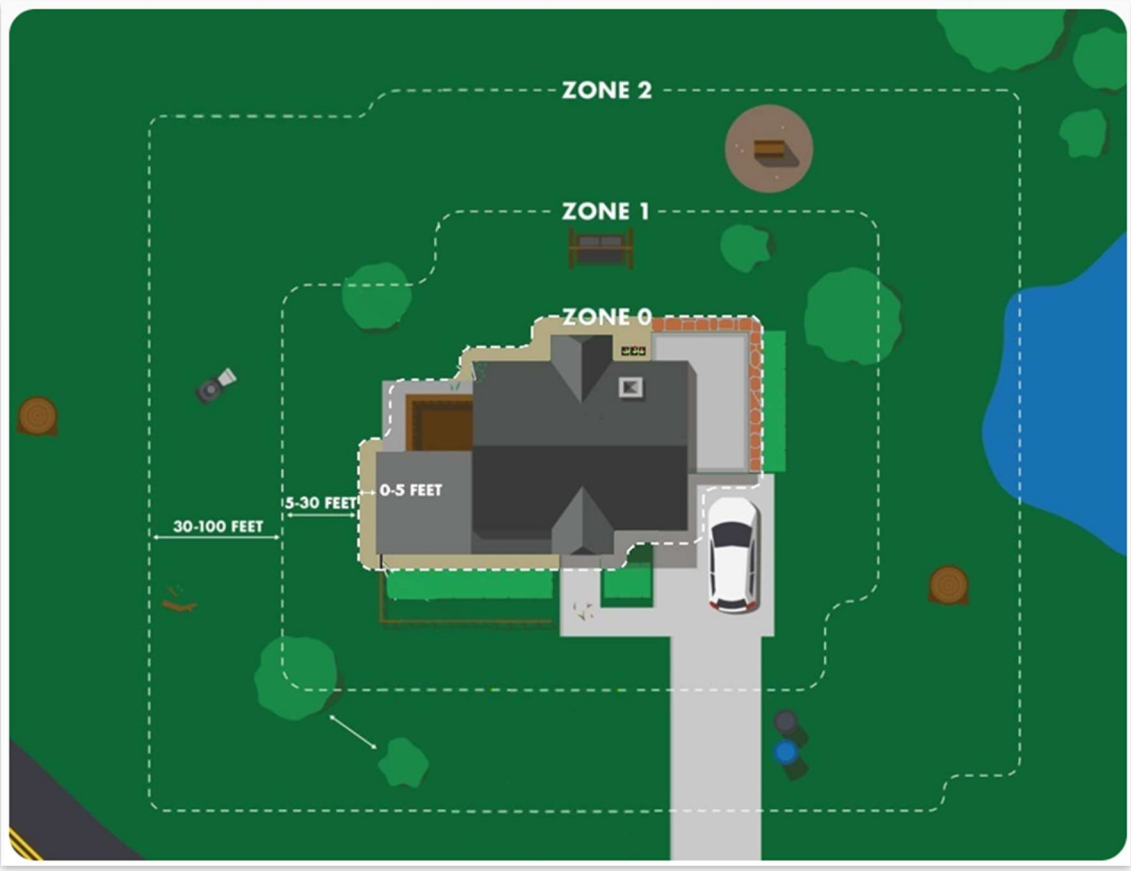


Figure 5 Board of Forestry and Fire Protection Defensible Zones 0, 1, and 2

It is important to note that “ember-resistant Zone 0” does not mean all vegetation, including trees, within 0-5 feet must be removed. New ember-resistant Zone 0

[37] California Public Resources Code Division 4 - Forests, Forestry and Range and Forage Lands Part 2 - Protection of Forest, Range and Forage Lands Chapter 3 - Mountainous, Forest-, Brush- and Grass-Covered Lands Section 4291. https://law.justia.com/codes/california/code-prc/division-4/part-2/chapter-3/section-4291/. Accessed January 14, 2026.
[38] State of California Board of Forestry and Fire Protection. https://bof.fire.ca.gov/projects-and-programs/defensible-space-zones-0-1-and-2. Accessed January 14, 2026.

vegetation options will be finalized later in 2026. The next public workshop meeting is scheduled for April 23, 2026. New ember-resistant Zone 0 requirements enhance existing defensible space requirements in High and Very High FHSZs in the LRA to create an ember-resistant zone within 0 to 5 feet of a building. [39] Compliance with existing or enhanced defensible space requirements addresses home ignition potential and reduces home ignitability. Reducing the ignitability of enough homes can break the WUI fire chain of events and help more homes escape destruction or survive undamaged.

AB38 Defensible Space Compliance Documentation and Disclosure

AB38 became effective in 2021, requiring sellers of property located in a High or Very High FHSZ to provide buyers with documentation stating the property complies with state defensible space requirements or local vegetation management ordinances, as applicable. The law provides that if documentation demonstrating compliance cannot be obtained by the close of escrow, a written agreement may be executed showing that the buyer agrees to obtain documentation of compliance within one year of the close of escrow. [40]

The law also requires a Defensible Space Disclosure be provided by sellers of property located in a High or Very High FHSZ to buyers of homes constructed before January 1, 2010. The Disclosure must include specified information and a copy of a final inspection report, or information on where the report may be obtained. A sample Defensible Space Disclosure notice is reproduced at Appendix D.

California Homeowners Insurance Crisis

Devastating property losses and casualties resulting from numerous wildfires in California WUI areas and other natural disasters beginning in 2018 have precipitated a continuing homeowners insurance crisis. Beginning in 2022 and 2023, insurers began dramatically raising California homeowners fire insurance premiums in what were considered wildfire risk areas, and some insurers began to stop issuing policies in high-risk areas or withdraw from the California homeowners' insurance market altogether. Like many homeowners throughout the state that are severely impacted by the insurance crisis, many Orange County homeowners are also impacted.

---

[39] Board of Forestry and Fire Protection. Summary of October 2025 Draft Zone 0 Regulation Language. https://34c031f8-c9fd-4018-8c5a-4159cdff6b0d-cdn-endpoint.azureedge.net/-/media/bof-website/projects-and-programs/defensible-space-zones-0-1-2/october-zone-0-summary-and-rule-plead.pdf?rev=927f9551dc7b4f15b8263671cca15ef2&hash=F80F2C5451370BB3C855E38CCCC516D4. Accessed February 17, 2025.

[40] Assembly Bill 38, Wood. Fire safety: low-cost retrofits: regional capacity review: wildfire mitigation. Approved October 2, 2019. California-2019-AB38-Chaptered

Actions have been taken by the state legislature and the CDI during the last three years to strengthen the property insurance market, increase insurer commitments to write more policies in wildfire-distressed areas, and provide a framework to support homeowners in securing premium reductions from insurers when they take specific actions to reduce their community- and property-level wildfire risk.[41] Despite these actions, many homeowners remain vulnerable to dramatic policy premium increases, nonrenewal, or the inability to secure traditional insurance coverage.

A recent New York Times article[42] cites a 2023 California Association of Realtors survey wherein "nearly 7 percent of realtors surveyed…said that they had deals fall out of escrow that year because buyers couldn't find adequate, affordable coverage." As further cited in the article: "The percentage of realtors reporting that they had deals fall through for lack of insurance has more than doubled since 2023, to 16.6 percent."

Unabated Growth of the California FAIR Plan

The continuing statewide insurance crisis is further demonstrated by the unabated growth in California FAIR Plan residential insurance policies. The FAIR Plan provides basic fire insurance coverage for eligible high-risk properties when such coverage is demonstrated by the applicant to be unavailable in the traditional insurance market.[43] FAIR Plan coverage is limited, relatively expensive, and is the insurer of last resort for these properties. During the period from September 2023 to September 2025, the number of FAIR Plan residential dwelling policies in force (PIF) increased from 320,581 to 625,033 as shown at

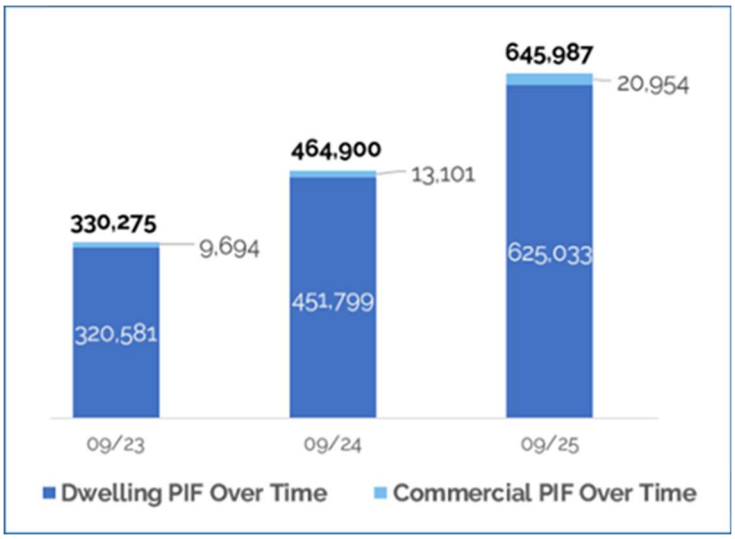


Figure 6 Total FAIR Plan Dwelling and Commercial Policies Have Increased, September 2023 to September 2025

[41] California Department of Insurance. Sustainable Insurance Strategy. https://ains.assembly.ca.gov/system/files/2023-12/insurance-commissioner-ricardo-lara-california-sustainable-insurance-strategy-presentation-to-assembly-insurance-committee-12-13-2023.pdf. Accessed January 29, 2026.

[42] New York Times.*California Promised Insurance Relief, But Delivered Loopholes*. November 1, 2025. https://www.nytimes.com/2025/11/01/us/los-angeles-california-fire-insurance-regulations.html. Accessed March 25, 2026.

[43] The California FAIR Plan. https://www.cfpnet.com/. Accessed March 25, 2026.

Figure 6.[44] FAIR Plan data for Orange County residential policies in 2022 is shown in Appendix E.

The FAIR Plan is a syndicated fire insurance pool comprised of all insurers licensed to conduct property and casualty business in California. The FAIR Plan was established by statute[45] in August 1968 as an insurance placement facility and all licensed property/casualty insurers that write basic property insurance are required to be members of the FAIR Plan. The FAIR Plan issues policies on behalf of its member companies, and each member company participates in the profits, losses, and expenses of the FAIR Plan in direct proportion to its market share of business written in the state. The FAIR Plan is not a state agency or public entity; it does not receive public or taxpayer funding. As the total number of FAIR Plan policies continues to grow unabated, so does the financial strain on the overall FAIR Plan fire insurance pool.

Insurance Relief for Homeowners: Safer from Wildfires Insurance Regulation

The first of the wildfire safety regulatory incentives was the Safer from Wildfires regulation enacted in fall 2022.[46] Safer from Wildfires requires insurers to offer premium discounts based, in part, on mandatory factors including community-level wildfire risk mitigation designations and property-level wildfire risk mitigation efforts. Every action taken under Safer from Wildfires qualifies applicants and policyholders for insurance discounts.

Safer from Wildfires: Community-Level Wildfire Risk Mitigation

There are two examples of community-level wildfire risk mitigation designations listed in the Safer from Wildfire regulation: 1) Fire Risk Reduction Community Listing[47] approved by the Board of Forestry and Fire Protection, and 2) Firewise USA Site Designation[48] approved by the National Fire Protection Association. Other examples of community-level wildfire risk mitigation designations include local Fire Safe Council supported by the California Fire Safe Council, Community Wildfire Protection Plan supported by the

[44] Key Statistics & Data. The California FAIR Plan. https://www.cfpnet.com/key-statistics-data/. Accessed March 25, 2026.
[45] California Insurance Code sections 10090 et seq. https://law.justia.com/codes/california/code-ins/division-2/part-1/chapter-9/section-10090/. Accessed April 21, 2026.
[46] California Code of Regulations, Title 10, Section 2644.9
[47] Fire Risk Reduction Community listed by the Board of Forestry and Fire Protection pursuant to Public Resources Code Section 4290.1. https://bof.fire.ca.gov/projects-and-programs/fire-risk-reduction-community-list. Accessed February 10, 2026.
[48] Firewise USA program managed by National Fire Protection Association (NFPA). https://www.nfpa.org/Education-and-Research/Wildfire/Firewise-USA. Accessed April 21, 2026.

U.S. Fire Administration, and the Wildfire Prepared Neighborhood™ Pilot Program[49] being launched by the Insurance Institute for Business & Home Safety (IBHS).

Safer from Wildfires: Property-Level Wildfire Risk Mitigation

Safer from Wildfires also requires insurers to offer premium discounts based, in part, on the reduced wildfire risk resulting from each and every property-level wildfire risk mitigation action. These individual property-level wildfire risk mitigation efforts include measures addressing the immediate surroundings of a building and building hardening. The IBHS offers homeowner guidance based on its research,[50] and a property-level Wildfire Prepared Home™ designation[51] that recognizes mitigation measures addressing both immediate surroundings and home hardening.

Safer from Wildfires: Property-Level Measures Addressing Immediate Surroundings - Defensible Space

The following measures are specified in Safer from Wildfires to address the immediate surroundings of a building. Each of these actions qualifies for insurance discount:

a. Clearing of vegetation and debris from under decks
b. Clearing of vegetation, debris, mulch, stored combustible materials, and any and all movable combustible objects from the area within five (5) feet of the building
c. Use of only noncombustible materials in any improvements to the property, including fences and gates situated within five (5) feet of the building
d. Removal or absence of combustible structures, including sheds and other outbuildings, from the area within thirty (30) feet of the building or as much of such area as is under the control of the applicant or policyholder
e. Whether the property upon which the building is situated complies with state or local defensible space requirements, as applicable

Safer from Wildfires: Property-Level Building Hardening Measures

The following building hardening measures are specified in Safer from Wildfires. Each of these actions qualifies for insurance discount:

a. Class-A fire rated roof
b. Enclosed eaves

---

[49] Institute for Business & Home Safety. Wildfire Prepared Neighborhood Pilot Program. https://wildfireprepared.org/wildfire-prepared-neighborhood-pilot-program/. Accessed March 19, 2026.
[50] IBHS Research. *Wildland Fire Embers and Flames: Home Mitigations That Matter*. April 2023. https://ibhs1.wpenginepowered.com/wp-content/uploads/Home-Mitigations-that-Matter-FINAL.pdf. Accessed February 10, 2026.
[51] Institute for Business & Home Safety. Wildfire Prepared Home: Take Proven Steps to Reduce Your Risk. https://wildfireprepared.org/. Accessed March 19, 2026.

c. Fire-resistant vents
d. Multipane windows, including dual pane windows, or functional shutters, which when closed, cover the entire window and do not have openings
e. At least six (6) inches of noncombustible vertical clearance at the bottom of the exterior surface of the building, measured from the ground up

Safer from Wildfires: Optional Factors

The Safer from Wildfires regulation also incorporates other optional factors that are substantially related to risk of wildfire loss. These optional factors may include, but are not limited to: fuel, slope, access, aspect, structural characteristics, wind, and other community-level or property-level mitigation efforts, or designations as recommended by a state or local fire safety agency or organization as reducing wildfire risk.

Reducing Wildfire and Insurance Risk: AB888 The California Safe Homes Grant Program

AB888 established the California Safe Homes Grant Program in October 2025 to be developed and administered by the Department of Insurance for the purpose of achieving the following goals:

(1) Reducing local and statewide wildfire losses
(2) Improving insurability and resilience of vulnerable communities
(3) Home hardening of insurable properties to mitigate wildfire risk and enable consumers to get access to insurance premium incentives offered by insurance companies and in alignment with the department's rules.

Eligible California Safe Home Grant Program applicants include qualifying individuals and qualifying cities, counties, and special districts. For individuals, grant funds may be awarded if the following criteria are met:

(1) The property of the applicant is covered by an admitted insurer or the California FAIR Plan
(2) The property of the applicant is in a ZIP Code that overlaps with a High or Very High FHSZ.
(3) The income of the applicant is no higher than the low-income limit for the county in which they reside

As of January 1, 2026, the Department of Insurance was developing the grant application portal and planned to begin accepting California Safe Homes Grant applications in spring 2026.[52]

Our Shared Responsibilities

Orange County Fire Authority (OCFA)

OCFA serves all unincorporated areas of Orange County and its 23 Orange County member cities. The OCFA Board of Directors is made up of elected officials from the County and its member cities. The 11 Orange County cities that are not served by OCFA have their own city fire departments, i.e., their own fire service agencies having jurisdiction. The list of OCFA member cities and other Orange County fire service agencies is included at Appendix F.

OCFA education and outreach programs are comprehensive. Online materials and event scheduling is accessible at their website. and a staff of seven community education specialists and a community education supervisor are available to coordinate and attend events. The Wildfire Preparedness[53] webpages cover multiple topic areas including:

- Ready, Set, Go!
- Home Assessment
- Defensible Space Disclosure Inspection
- Pest Control (tree pests management)
- Immediate Zone
- FHSZ Maps
- Insurance
- Contractors (specializing in wildfire preparedness)

OCFA takes a systematic approach to mitigating risk through its Community Risk Reduction Department (formerly Fire Prevention). OCFA Community Risk Reduction (CRR) staff identifies community risks, collaborates with developers, agencies, and residents to build and maintain safe communities.[54] In addition to the extensive Wildland Preparedness webpages, the CRR department webpages include a section on Wildland & Vegetation with specific information for homeowners in wildland interface areas. The CRR department supports homeowners' risk reduction efforts by providing an online

[52] CalMatters. California homeowners could qualify for grants for new roofs and fire safety. January 1, 2026. https://calmatters.org/economy/2026/01/california-safe-homes-grants/. Accessed February 17, 2026.
[53] Orange County Fire Authority. Wildfire Preparedness. https://ocfa.org/ready-set-go/. Accessed February 24, 2026.
[54] Orange County Fire Authority. About Us. Departments. https://ocfa.org/about-us/departments/community-risk-reduction/. Accessed February 24, 2026.

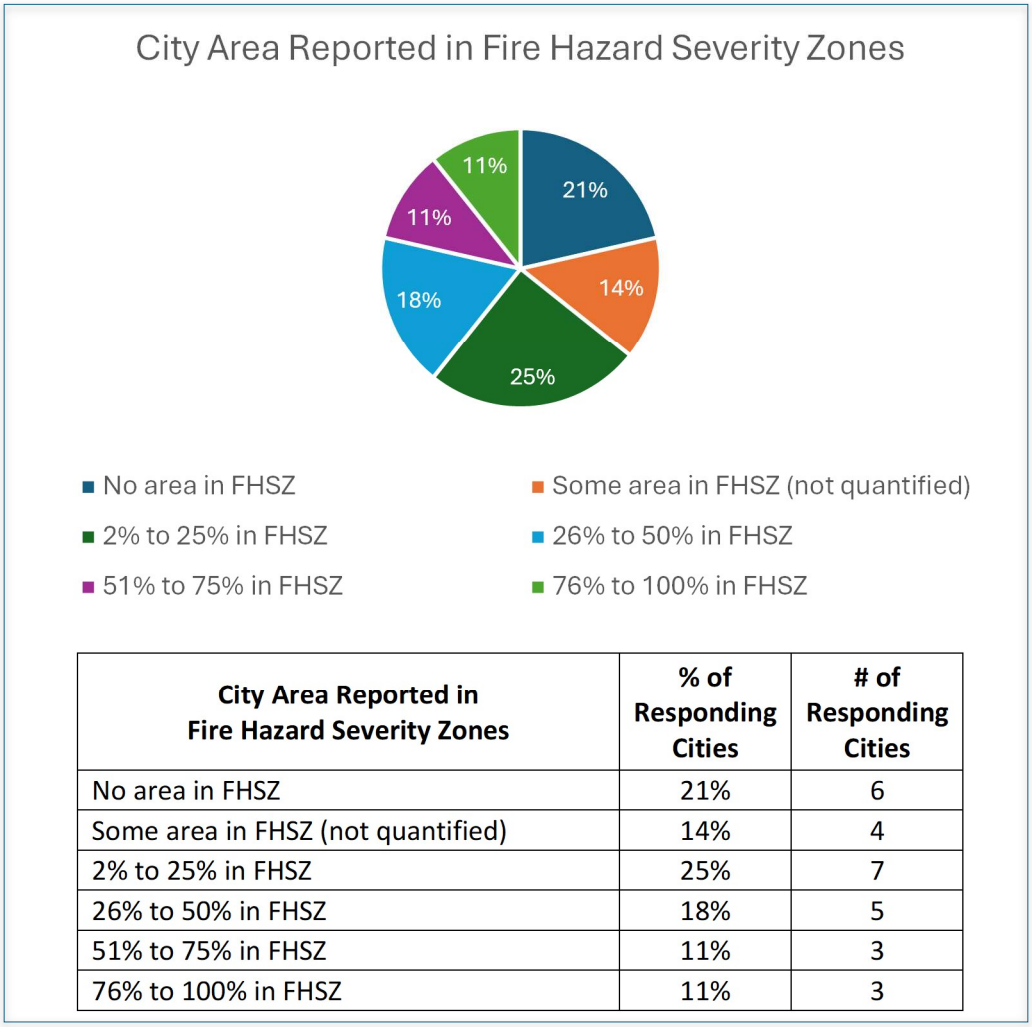
home assessment tool[55] that covers the basics of both home hardening and defensible space principles. The online assessment tool guides the homeowner through a series of questions and ends with the opportunity to receive an emailed report providing recommendations for fire mitigation strategies. Before beginning the online questionnaire, homeowners are given the option to request an in-person home assessment with an OCFA Fire Prevention Specialist.

Fire Hazard Severity Zone Survey Results - Local Governments and Fire Service Agencies

This investigation included a survey of Orange County cities to gather information about their efforts to reduce risk of wildfire in WUI areas and their outreach programs for homeowners. The Grand Jury invited 34 Orange County cities to respond to the survey and received 28 responses. Of these 28 responses, 20 were from various city departments, and eight were from city fire departments.

The Orange County cities that responded to the survey reported having from zero to 100% of their city land area within Moderate, High, or Very-High FHSZs. Reported land areas may not match each individual city's FHSZ map. A summary of the survey results for city area reported in FHSZs are shown at Figure 7:

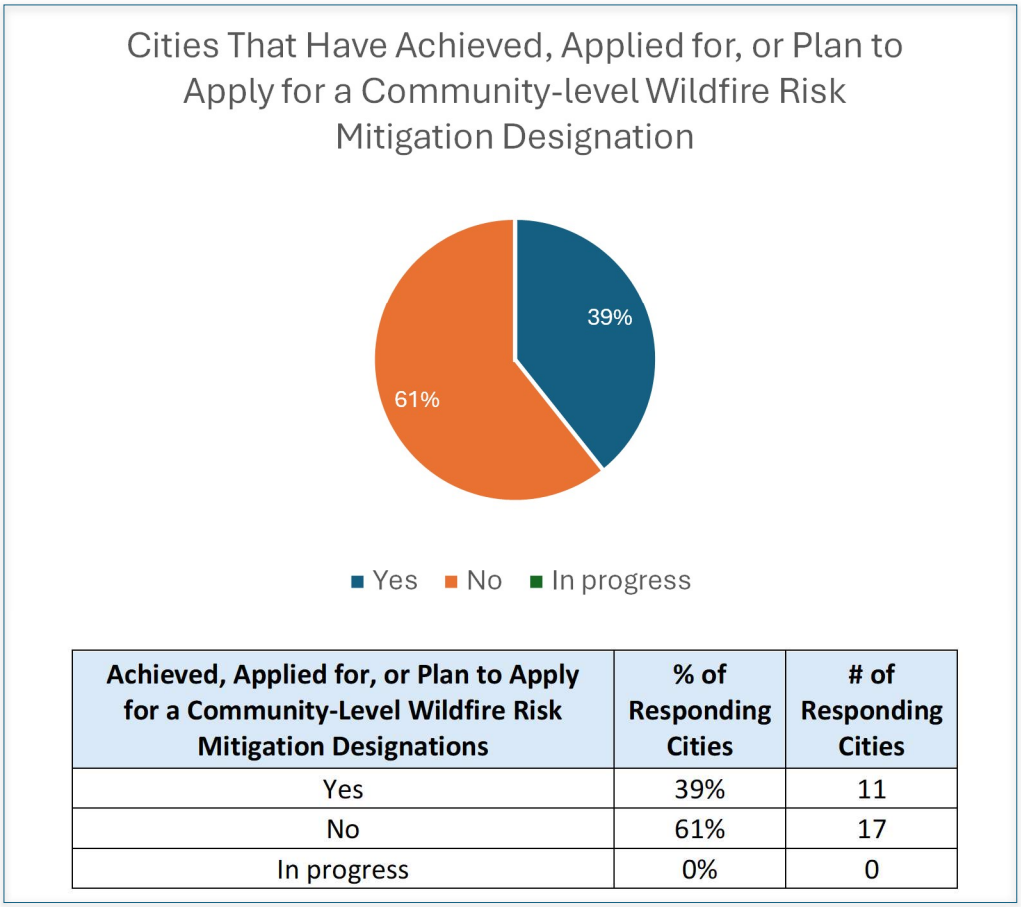
[55] Orange County Fire Authority. Home Assessment Tool. https://ocfa.org/ready-set-go/home-assessment/. Accessed February 24, 2026.



City Area Reported in Fire Hazard Severity Zones	% of Responding Cities	# of Responding Cities
No area in FHSZ	21%	6
Some area in FHSZ (not quantified)	14%	4
2% to 25% in FHSZ	25%	7
26% to 50% in FHSZ	18%	5
51% to 75% in FHSZ	11%	3
76% to 100% in FHSZ	11%	3

Figure 7 City Area Reported in Fire Hazard Severity Zones

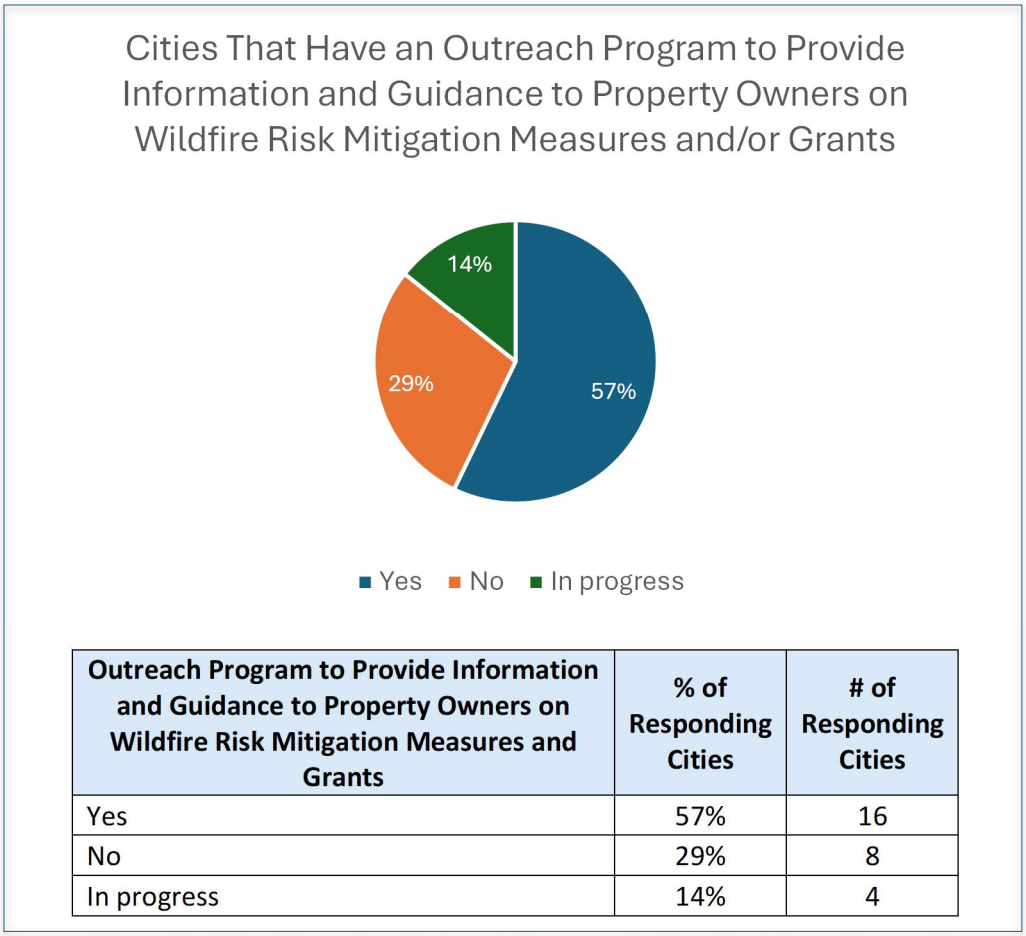
11 of 28 responding cities reported having achieved or have applications pending approval for community-level wildfire risk mitigation designations. Achievement of community-level wildfire risk mitigation designations is a significant way local governments, local fire departments, unincorporated areas, and special districts can reduce wildfire and insurance risk for their residents. A summary of the survey results for cities that have achieved or applied for community-level wildfire risk mitigation designation are shown at Figure 8.



Achieved, Applied for, or Plan to Apply for a Community-Level Wildfire Risk Mitigation Designations	% of Responding Cities	# of Responding Cities
Yes	39%	11
No	61%	17
In progress	0%	0

Figure 8 Cities Reporting Achieved, Applied for, or Plan to Apply for a Community-Level Wildfire Risk Mitigation Designation

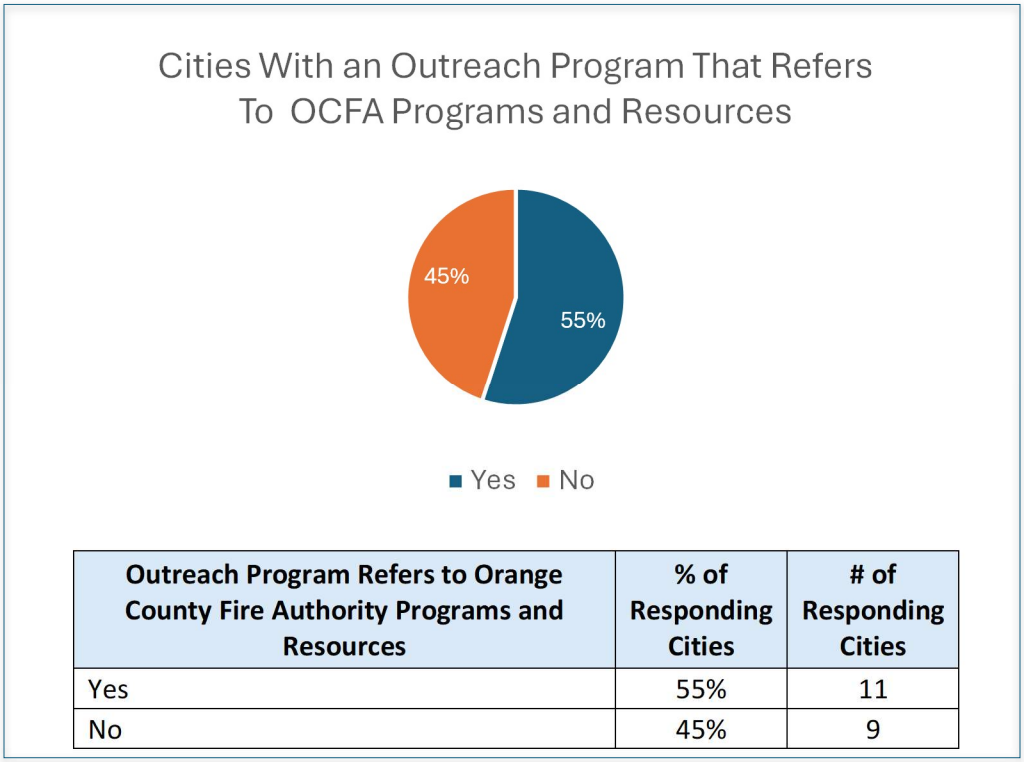
16 of 28 responding cities reported having an outreach program that provides information and guidance to property owners on wildfire risk mitigation measures and grant programs. A summary of the survey results on cities reporting whether they have these outreach programs in place are shown at Figure 9. These outreach programs are needed to help homeowners achieve awareness and ability to plan and take actions required to reduce individual and community wildfire and insurance risk.



Outreach Program to Provide Information and Guidance to Property Owners on Wildfire Risk Mitigation Measures and Grants	% of Responding Cities	# of Responding Cities
Yes	57%	16
No	29%	8
In progress	14%	4

Figure 9 Cities Reporting Outreach Program to Provide Information and Guidance to Property Owners on Wildfire Risk Mitigation Measures and/or Grants

11 of the 16 cities reported having their own outreach programs, are Orange County Fire Authority (OCFA) member cities, and referred to one or more of OCFA's comprehensive programs and resources (see Figure 10). While OCFA member cities' use of OCFA outreach programs and resources is efficient and beneficial to their residents, the availability of a direct local contact at the city who is knowledgeable and can provide even a minimum of information and guidance on wildfire mitigation resources would help remove barriers to homeowners' actions to reduce wildfire risk.



Outreach Program Refers to Orange County Fire Authority Programs and Resources	% of Responding Cities	# of Responding Cities
Yes	55%	11
No	45%	9

Figure 10 Cities Reporting Their Outreach Program Refers to Orange County Fire Authority Outreach Programs and Resources

Orange County Homeowners Associations Play an Important Role

According to the California Community Managers Association, there are 4,927 homeowners associations (HOA) in Orange County, and 82% of Orange County residents live in HOAs.[56] These HOAs communicate directly with their residents, and thus have the ability to mobilize people and resources to effectively achieve and maintain community-level wildfire risk mitigation designations and reduce their residents' homeowner insurance premiums.

HOAs are the local contact for their residents, and through their architectural and landscape standards can effectively communicate information on home hardening and defensible space requirements. HOAs often host community leaders and local fire service agencies for fire prevention workshops and other outreach events for HOA residents. Their local contact function can also provide information and organize opportunities to volunteer and support local fire prevention overall through activities such as Citizens Brigade[57] and Bike Brigade.[58] These HOA-hosted workshops, outreach

[56] California Association of Community Managers. Estimated number of residents living in HOAs based on average of 2010-2014 Census reports of 3.04 persons per household. www.cacm.org.
[57] *Weathered: After the LA Firestorm.* PBS, KCET, 2026.
[58] Ellis, Rebecca. Los Angeles Times. January 10, 2026. *Topanga Canyon felt abandoned. So residents are banding together to fight fire.* https://www.latimes.com/california/story/2025-01-10/topanga-canyon-felt-abandoned-so-*residents*-are-banding-together-to-fight-fire. Accessed March 6, 2026.

events, and local contact functions are effective means to help homeowners achieve awareness and ability to plan and take actions necessary to reduce wildfire and insurance risk.

HOAs often have significant responsibility for large open space areas of Orange County that can total hundreds of acres of fuel modification zones. The HOAs' collaborative role with local fire service agencies in managing these fuel modification zones is as important as their role with HOA residents in the shared responsibilities for wildfire and insurance risk reduction.

Homeowners are Responsible for Reducing Home Ignition Potential

Fire science research has demonstrated that ignition-resistant homes can survive wildfire without firefighter protection.[59] Where there are enough ignition-resistant homes, the WUI fire chain of events can be broken to prevent fire disasters, and these homes can escape destruction or survive undamaged. Taking the actions necessary to make homes ignition resistant to windborne embers is the responsibility of homeowners. The role of the homeowner is critical in the shared responsibilities for reducing wildfire and insurance risk in WUI areas.

Homeowners need support from local governments and fire service agencies to achieve the awareness and ability to plan and take actions necessary to make homes ignition resistant. This support is most effectively delivered through local outreach programs; effective communications in outreach programs have been found to be the more local, personalized efforts such as one-on-one consultation with fire experts, townhall events, small workshops, tours, and demonstrations.[60] For example, provision of in-person or online home assessments that result in written recommendations to homeowners for specific wildfire risk mitigation actions. Documentation of the recommended actions taken can then be presented to homeowners' insurers for the insurance discounts required by Safer from Wildfires.

Safer from Wildfires home hardening and defensible space measures protect homes and communities, save homeowners, local governments, and fire authorities as well as insurance companies from catastrophic loss while also providing discounts for homeowners' insurance premiums.

Reducing wildfire risk in the wildland-urban interface helps ensure that insurance coverage remains accessible. California's wildfire and insurance crisis demands coordinated action from local governments and fire authorities, communities, and homeowners to reduce risk of wildfire.

[59] Cohen, *The Wildland-Urban Interface Fire Problem*, 23.
[60] Gammanco, *The Return of Conflagration,* 34.

FINDINGS

In accordance with California Penal Code Sections 933 and 933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency affected by the findings presented in this section. The responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation “Wildfires Hit Home” the 2025-2026 Orange County Grand Jury has arrived at the following six findings:

F1 More frequent and severe wildfires driven by increasingly hotter, drier, and windier conditions in the Orange County wildland-urban interface are escalating impacts on financial and non-financial resources. Among the financial costs are dramatic increases in homeowners’ insurance premiums, nonrenewals, and inabilities to obtain insurance.

F2 Actions that address conditions in the home ignition zone to significantly reduce ignition potential can prevent a community wildland-urban interface fire disaster or suburban conflagration.

F3 Expanded engagement with the community to raise awareness and provide support regarding home hardening and defensible space will increase effectiveness of wildfire risk mitigation and insurance risk reduction efforts.

F4 Achievement of community-level and property-level wildfire risk mitigation designations (such as Firewise USA Site, Fire Risk Reduction Community or Insurance Institute for Business and Home Safety certification) lessens wildfire risk and helps reduce insurance premium costs.

F5 All county residents should be made aware that Safer from Wildfire regulation requires insurers to provide discounts to homeowners and communities that implement home hardening and defensible space measures regardless of whether a property is located within a Fire Hazard Severity Zone.

F6 AB888, California Safe Homes Grant Program, provides financial assistance to eligible homeowners, cities, counties, and special districts for home hardening and defensible space measures. Applying for and using these grant funds will reduce wildfire losses and improve insurability and resilience of vulnerable communities.

RECOMMENDATIONS

In accordance with California Penal Code Sections 933 and 933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency affected by the recommendations presented in this section. The responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation described herein, the 2025-2026 Orange County Grand Jury makes the following recommendations:

R1 By December 31, 2026, the Orange County Board of Supervisors should plan to host a county-wide annual wildfire prevention fair for the County and all cities and fire service agencies, including Orange County Fire Authority, to showcase respective wildfire outreach programs, and for the first annual wildfire prevention fair to be scheduled no later than December 31, 2027. [F1, F2, F3, F4, F5, F6]

R2 By December 31, 2026, cities and fire service agencies, including Orange County Fire Authority should commit to participation in a county-wide annual wildfire prevention fair planned by the Orange County Board of Supervisors to showcase wildfire prevention outreach programs. [F1, F2, F3, F4, F5, F6]

R3 By December 31, 2026, cities, unincorporated areas, special districts, and fire service agencies in High and Very-High Fire Hazard Severity Zones should initiate planning activities to achieve community-level wildfire risk mitigation designations and/or establish a local Fire Safe Council within one year. [F4, F5, F6]

R4 By December 31, 2026, to ensure city residents are engaged and aware of wildfire risk reduction resources, OCFA member and non-member cities should provide information, develop their own outreach program, and establish a direct contact person(s) for their residents. This is in addition to whatever referrals or references made to OCFA outreach programs. [F1, F2, F3, F4, F5, F6]

COMMENDATIONS

Yorba Linda Water District

The 2025-26 Orange County Grand Jury extends its special thanks to the Yorba Linda Water District (YLWD) for providing two tours of its facilities, including their non-portable Heli-Hydrants™. The YLWD with foresight and planning installed three Heli-Hydrant™ facilities. One of the tanks was the first to be installed in Southern California. These innovative tanks enable fire department helicopters to access water more quickly and efficiently, improving helicopter firefighting capabilities in areas where wildland vegetation and human development intersect, such as in the Yorba Linda service area.

Source: 2025-2026 Grand Jury

Newport Beach Fire Department

The 2025-2026 Orange County Grand Jury acknowledges and recognizes the Newport Beach Fire Department for their outstanding and continuing efforts to lead the Southern California region in dedication and adherence to the highest level of fire protection and safety. They are a role model for other cities in Orange County and elsewhere. In 2024, the Insurance Services Office honored Newport Beach Fire Department as a Top Tier Class 1 fire agency through its Public Protection Classification Program Newport Beach Fire Department shares the Top Tier Class 1 designation with only about 1% of the top fire departments nationwide.

The Grand Jury particularly commends Newport Beach Fire Prevention leadership, who generously dedicated time and expertise to share insights from their extensive knowledge of fire science.

REQUIRED RESPONSES

California Penal Code Section 933 requires the governing body of any public agency which the Grand Jury has reviewed, and about which it has issued a final report, to comment to the Presiding Judge of the Superior Court on the findings and recommendations pertaining to matters under the control of the governing body. Such comment shall be made no later than 90 days after the Grand Jury publishes its report (filed with the Clerk of the Court). Additionally, in the case of a report containing findings and recommendations pertaining to a department or agency headed by an elected County official (e.g., District Attorney, Sheriff, etc.), such elected County official shall comment on the findings and recommendations pertaining to the matters under that elected official's control within 60 days to the Presiding Judge with an information copy sent to the Board of Supervisors.

The following excerpts from the California Penal Code provide the requirements for public agencies to respond to the Findings and Recommendations of this Grand Jury report:

§933

(c) No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls. In any city and county, the mayor shall also comment on the findings and recommendations. All of these comments and reports shall forthwith be submitted to the presiding judge of the superior court who impaneled the grand jury. A copy of all responses to grand jury reports shall be placed on file with the clerk of the public agency and the office of the county clerk, or the mayor when applicable, and shall remain on file in those offices. One copy shall be placed on file with the applicable grand jury final report by, and in the control of the currently impaneled grand jury, where it shall be maintained for a minimum of five years.

§933.05.

(a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:

(1) The respondent agrees with the finding.

(2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons, therefore.

(b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:

(1) The recommendation has been implemented, with a summary regarding the implemented action.

(2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.

(3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.

(4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation, therefore.

(c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision-making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.

The Orange County Grand Jury requires the following responses:

Orange County Board of Supervisors	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R1, R2, R3

Orange County Fire Authority Board of Directors	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3
City of Aliso Viejo	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Anaheim	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Brea	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Buena Park	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Costa Mesa	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Cypress	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4

City of Dana Point	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Fountain Valley	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Fullerton	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Garden Grove	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Huntington Beach	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Irvine	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of La Habra	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4

City of La Palma	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Laguna Beach	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Laguna Hills	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Laguna Niguel	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Laguna Woods	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Lake Forest	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Los Alamitos	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4

City of Mission Viejo	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Newport Beach	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Orange	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Placentia	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Rancho Santa Margarita	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of San Clemente	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of San Juan Capistrano	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4

City of Santa Ana	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Seal Beach	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Stanton	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Tustin	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Villa Park	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Westminster	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Yorba Linda	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4

Acronyms

AB	Assembly Bill
B	Brush
BCR	Benefit Cost Ratio
CAL FIRE	California Department of Forestry and Fire Protection
CAL OES	California Governor's Office of Emergency Services
CC	Contract Counties
CDI	California Department of Insurance
CRR	Community Risk Reduction
CWUIC	California Wildland-Urban Interface Code
FAIR	Fair Access to Insurance Requirement
FEMA	Federal Emergency Management Agency
FHDS	Fire Hardening and Defensible Space
FHSZ	Fire Hazard Severity Zone
G	Grass
HOA	Homeowners Association
IBHS	Insurance Institute for Business & Home Safety®
IWUIC	International Wildland-Urban Interface Code
LRA	Local Responsibility Area
NFPA	National Fire Protection Association
OCFA	Orange County Fire Authority
P&C	Property and Casualty
PIF	Policies in Force
SB	Senate Bill
SRA	State Responsibility Area
USDA	United States Department of Agriculture

USFS	United States Forest Service
WRAP	Wildfire Risk Reduction and Asset Protection
WUI	Wildland-Urban Interface
YLWD	Yorba Linda Water District

Glossary

Aspect	Compass direction that a slope or terrain surface faces, influencing sunlight exposure, temperature, and vegetation.
Catastrophic loss	A sudden, severe, and often, widespread event resulting in extreme financial, loss of life, or permanent injury.
Class-A roof	Highest fire resistance classification for a roof assembly, signifying its effectiveness against severe fire exposure.
Conflagration	A particularly large and destructive fire; in the built environment, this may describe a fire that spreads via structure to structure.
Defensible space	Buffer zone created and managed between buildings and surrounding wildland area to protect buildings from embers, flames, or heat, slow or stop wildfire spread, and help ensure safety of firefighters.
Ember	Small piece of burning or glowing fragment from a fire.
Ember-resistant	Refers to features that reduce the risk of ignition from embers.
Ember spot ignition	Refers to one of the principal ways homes can ignite during extreme WUI fires, by embers directly on a house.
Firebrands	Refers to airborne embers; pieces of burning wood.
Firewise USA	Program administered by NFPA® and co-sponsored by the USDA Forest Service and the National Association of State Foresters.
Fuel modification zone	Designated area where vegetation is managed to reduce wildfire risk for protection of homes and communities.
Fuel reduction	Management of vegetation to reduce risk of wildfires.
Heli-Hydrant™	Patented rapid-fill water tank system for helicopter firefighting operations.
Home hardening	Utilizing building materials, construction methods and maintenance practices to increase resistance to ignition from fire exposure.
Home ignition potential	Susceptibility of a home and its immediate surroundings within 100 feet (thirty meters) to ignite during a wildfire.
Home ignition zone	A home and its immediate surroundings within 100 feet (thirty meters).

Ignition	Process leading to the onset of a sustained combustion reaction; “start of a fire.”
Ignition-resistant	Refers to materials and construction methods designed to resist ignition or sustained flaming combustion; difficult to catch fire when exposed to direct flame or heat.
Wildland fuels	Burnable plant materials that can act as fuel during wildfires, including grasses, shrubs, trees, dead leaves, and fallen pine needles.
Zone 0	Ember-resistant defensible space within the first five feet around a structure, required for properties in State Responsibility Area or Very High Fire Hazard Severity Zone in the Local Responsibility Area.

Bibliography

2025 California Wildland-Urban Interface Code, Title 24, Part 7, 2024 IWUIC Amended, Effective Date: Jan 01, 2026. Accessed January 22, 2026. https://codes.iccsafe.org/content/CAWUIC2025P2.

2025 California Wildland-Urban Interface Code, Title 24, Part 7, 2024 IWUIC Amended, Effective Date: Jan 01, 2026. Accessed January 22, 2026. https://codes.iccsafe.org/content/CAWUIC2025P2/chapter-6-fire-protection-requirements.

Artemis. "*Golden Bear Re Ltd. (Series 2026-1).*" *Artemis Deal Directory.* Accessed February 1, 2026. https://www.artemis.bm/deal-directory/golden-bear-re-ltd-series-2026-1/.

Austin, Troy, et al. "*A Spatial Analysis of Structure Loss and Survival Resulting from the 2018 Camp Fire in Paradise, California*." Frames Resource Catalog. February 19, 2020. Accessed November 25, 2025. https://www.frames.gov/catalog/60818

Becker, Jo. "California Promised Insurance Relief, But Delivered Loopholes." *New York Times.* November 1, 2025. Accessed November 25, 2025. https://www.nytimes.com/2025/11/01/us/los-angeles-california-fire-insurance-regulations.html

CAL FIRE. Office of the State Fire Marshal. Fire Hazard Severity Zones. Fire Hazard Severity Zones in Local Responsibility Area>Phase 4>Orange> https://calfire.app.box.com/s/wahuw9ny7cgn89xpxh7092ur50r1pwvj/folder/312669458215

CAL FIRE. Top 20 Deadliest California Wildfires. Accessed October 9, 2025. https://34c031f8-c9fd-4018-8c5a-4159cdff6b0d-cdn-endpoint.azureedge.net/-/media/calfire-website/our-impact/fire-statistics/top-20-deadliest-ca-wildfires.pdf?rev=0d4612ff0cb447fb827fa0ac6c309d3d&hash=34718653A215C315C5E3CB5BB6A4E550

CAL FIRE. Top 20 Most Destructive California Wildfires. Accessed October 9, 2025. https://34c031f8-c9fd-4018-8c5a-4159cdff6b0d-cdn-endpoint.azureedge.net/-/media/calfire-website/our-impact/fire-statistics/top-20-destructive-ca-wildfires.pdf?rev=737a1073f76947b4a3bfb960b19f44c7&hash=7CA02D30D9BF46A32D5D98BD108BA26A

California Board of Forestry and Fire Protection. *Fire Risk Reduction Community List*. Accessed February 16, 2026. https://bof.fire.ca.gov/projects-and-programs/fire-risk-reduction-community-list.

California Code of Regulations Title 14, Section 1280. https://regulations.justia.com/states/california/title-14/division-1-5/chapter-7/subchapter-3/article-1/section-1280/

California Department of Insurance – Wildfire Risk Reduction Regulations

California Department of Insurance. *CAL FIRE hazard maps do not affect insurance rates or availability*. Accessed February 1, 2026. https://www.insurance.ca.gov/0400-news/0102-alerts/2025/CAL-FIRE-hazard-maps-do-not-affect-insu.cfm

The California FAIR Plan. https://www.cfpnet.com/

California Government Code 51175-89. https://law.justia.com/codes/california/code-gov/title-5/division-1/part-1/chapter-6-8/section-51175/

California Insurance Code § 2644.9

California Insurance Code sections 10090 et seq. https://law.justia.com/codes/california/code-ins/division-2/part-1/chapter-9/section-10090/

California Public Resources Code 4201-4204. https://law.justia.com/codes/california/code-prc/division-4/part-2/chapter-1/article-9/

California Public Resources Code Division 4 - Forests, Forestry and Range and Forage Lands Part 2 - Protection of Forest, Range and Forage Lands Chapter 3 - Mountainous, Forest-, Brush- and Grass-Covered Lands Section 4291. Accessed January 14, 2026. https://law.justia.com/codes/california/code-prc/division-4/part-2/chapter-3/section-4291/.

California's Sustainable Insurance Strategy. Accessed January 22, 2026. https://boe.ca.gov/meetings/pdf/2024/202402-CA-Insurance-Martinez.pdf.

Center for Critical Urban and Environmental Studies. University of California, Santa Cruz. *Wildland Urban Interface (WUI) Research for Resilience: Addressing California's Climate, Conservation & Housing Crises*. Accessed November 25, 2025. https://criticalurbanenvironments.ucsc.edu/projects/wildland-urban-interface-wui-research-for-resilience/.

Cohen, Jack. The Wildland-Urban Interface Fire Problem: A Consequence of the Fire Exclusion Paradigm. Forest History Today. Fall 2008: 20-26.

Copley, Michael. "*California Fire Victims Say Fighting with Insurance Companies Has Delayed Rebuilding*." *NPR News*, January 13, 2026. https://www.kanw.org/npr-news/2026-01-13/california-fire-victims-say-fighting-with-insurance-companies-has-delayed-rebuilding.

Edelson, Josh. [Cover page lower left image of a home survives Palisades Fire]. Photograph. Agence France-Presse / Getty Images. Accessed March 25, 2026.

Edelson, Josh. [Cover page lower right image of a home burns in Paradise, California during the Camp Fire]. Photograph. "*In Camp Fire, Newer Houses Were Much Less Damaged Accessed*." The Sacramento Bee. April 11, 2019. Accessed March 25, 2026. https://www.kqed.org/science/1940012/newer-houses-much-less-damaged-in-camp-fire

Executive Order N-13-23. https://www.gov.ca.gov/wp-content/uploads/2023/09/9.21.23-Homeowners-Insurance-EO.pdf

Executive Order N-18-25. Accessed January 13, 2026. https://www.gov.ca.gov/wp-content/uploads/2025/02/2025-2-6.Urban-Conflagration-EO-ATTESTED.pdf.

Fallon, Patrick T. [A House a hill with fire and smoke]. Photograph. Agence France-Presse / Getty Images. Accessed March 25, 2026.

Firewise USA program managed by National Fire Protection Association (NFPA). https://www.nfpa.org/Education-and-Research/Wildfire/Firewise-USA

Hall, Alex – Journal of Environmental Research, September 8, 2015.

Gammanco, Ian M., et al. *The Return of Conflagration in Our Built Environment.* Insurance Institute for Business and Home Safety. September 2023. Accessed March 20, 2026. https://ibhs.org/wp-content/uploads/Suburban_Wildfire_Conflagration_WhitePaper.pdf.

Hayrikian, Mashall A.. *Engineering and Environmental Implications of the LA wildfires: Eaton and Palisades Fire*. Marshall Geoscience – Geotechnical Engineering Laboratory Services. http://www.marshallgeo.com/geotechnical-engineering/engineering-and-environmental-implications-of-la-wildfires-eaton-palisades-fires/.

Instagram. [Cover page upper left image of Wildland-Urban Interface at Rancho Mission Viejo]. Photograph. Accessed March 25, 2026. https://www.instagram.com/popular/rancho-mission-viejo-ca/.

Instagram. [Rancho Mission Viejo.com]. Photograph. Accessed March 25, 2026. https://www.instagram.com/p/CsmLvqlMqm2/?utm_source=ig_web_copy_link&igshid=MzRlODBiNWFlZA%3D%3D.

IBHS Research. Wildland Fire Embers and Flames: Home Mitigations That Matter. April 2023. Accessed February 10, 2026. https://ibhs1.wpenginepowered.com/wp-content/uploads/Home-Mitigations-that-Matter-FINAL.pdf.

Institute for Business & Home Safety. Wildfire Prepared Neighborhood Pilot Program. Accessed March 19, 2026. https://wildfireprepared.org/wildfire-prepared-neighborhood-pilot-program/.

Jacobo, Julia and Ginger Zee, Ginger. *A perfect storm of weather and climate conditions led to the severity of the California fires*, ABC News, Accessed January 8, 2026, http://www.abcnews.com/US/perfect-storm-weather-climate-conditions-severity-california-fires/story?id=117468072

Kasler, Dale and Reese, Phillip. "*In Camp Fire, Newer Houses Were Much Less Damaged.*" The Sacramento Bee. April 11, 2019, updated January 9, 2024. Accessed March 4, 2026. https://www.kqed.org/science/1940012/newer-%D8%8Cuses-much-less-damaged-in-camp-fire.

McChrystal Group. *After-Action Review of Alert Notification Systems and Evacuation Policies for the Eaton and Palisades Fires*. Los Angeles County Board of Supervisors, September 25, 2025. https://lacounty.gov/2025/09/25/la-county-releases-after-action-review-of-alert-notification-systems-and-evacuation-policies-for-the-eaton-and-palisades-fires/.

Miller, Rebecca. "*Residents Reducing Wildfire Risks: Findings from the NFPA® Firewise® Sites of Excellence Pilot, 2019-2020*," May 2022. NFPA® Firewise USA®: *Residents Reducing Wildfire Risks*. https://www.nfpa.org/education-and-research/wildfire/firewise-usa/firewise-sites-of-excellence

National Institute of Building Science. "*Natural Hazard Mitigation Saves*." 2019. https://nibs.org/wp-content/uploads/2025/04/NIBS_MMC_MitigationSaves_2019-1.pdf

Orange County Fire Authority. *Resource Library.* Accessed March 8, 2026. https://ocfa.org/documents/.

Orange County Grand Jury (2025 – 2026). [OCFA helicopter approaching Yorba Linda Water District Heli-Hydrant™]. Photograph, January 27, 2026. Unpublished internal documentation.

Orange County Grand Jury (2025 – 2026). [Cover page upper right image of Orange County Fire Authority helicopter water drop]. Photograph, January 27, 2026. Unpublished internal documentation.

Polacek, Andy. 2018. "*Catastrophe Bonds: A Primer and Retrospective*." Chicago Fed Letter, no. 405. Federal Reserve Bank of Chicago. https://www.chicagofed.org/publications/chicago-fed-letter/2018/405.

Rojanasakul, Jira, & Brown, Claire. "*America's Home Insurance Affordability Crunch: See What's Happening Near You*." New York Times. November 19, 2025. Accessed

November 25, 2025. https://www.nytimes.com/interactive/2025/11/19/climate/home-insurance-premiums-costs-usa.html?smid=nytcore-android-share

San Diego County Grand Jury. “Fire Country: Forging a United Defense in the Backcountry,” *SanDiegoCounty.gov*. May 15, 2025. https://www.sandiegocounty.gov/content/dam/sdc/grandjury/reports/2024-2025/fire-country/Fire-%20Final%20Filed%20Version.pdf

Senate Bill 504. Accessed January 14, 2026. https://legiscan.com/CA/text/SB504/id/3018449.

State of California Board of Forestry and Fire Protection. Accessed January 14, 2026. https://bof.fire.ca.gov/projects-and-programs/defensible-space-zones-0-1-and-2.

The California FAIR Plan. *Key Statistics & Data*. Accessed March 8, 2026. https://www.cfpnet.com/key-statistics-data/

Thompson, Andrea. *How the Ferocious Santa Ana Winds are Fueling the Palisades Fire*. Scientific American. Accessed January 7, 2026. http://www.scientificamerican.com

United Policyholders – WRAP Resource Center and Safer from Wildfires Initiative

U.S. Fire Administration. *What is the WUI?* Accessed November 25, 2025. https://www.usfa.fema.gov/wui/what-is-the-wui/

Weathered: After the LA Firestorm. Directed by Trip Jennings. Presented by Maiya May. PBS, 2026. 56 min.

Wildland-Urban Interface. Forest Service, U.S. Department of Agriculture. Accessed January 12, 2026. https://research.fs.usda.gov/nrs/fire/wui.

Yufang, Jin, et al. *Identification of two distinct fire regimes in Southern California: implications for economic impact and future change*. Environmental Research Letters, Volume 1, Number 9. IOP Science, September 8, 2015. Accessed January 9, 2026. https://iopscience.iop.org/article/10.1088/1748-9326/10/9/094005.

“ZIP Codes in Orange County, California.” *Felt.com*. Accessed November 11,2025. https://felt.com/map/ZIP-Codes-in-Orange-County-California-GX3e19BKrS5uwCICY3r5gFD?loc=33.6408,-117.7804,9z.

Appendix A

CAL FIRE Wildfire Data

Top 20 Deadliest California Wildfires

	FIRE NAME *(CAUSE)*	DATE	COUNTY	ACRES	*STRUCTURES*	DEATHS
1	**CAMP FIRE** *(Powerlines)*	November 2018	Butte	153,336	18,804	**85**
2	**GRIFFITH PARK** *(Unknown)*	October 1933	Los Angeles	47	0	**29**
3	**TUNNEL - Oakland Hills** *(Rekindle)*	October 1991	Alameda	1,600	2,900	**25**
4	**TUBBS** *(Electrical)*	October 2017	Napa & Sonoma	36,807	5,643	**22**
5	**EATON** *(Under Investigation)**	January 2025	Los Angeles	14,021	9,413	**19**
6	**NORTH COMPLEX** *(Lightning)*	August 2020	Butte, Plumas, & Yuba	318,935	2,352	**15**
7	**CEDAR** *(Human Related)*	October 2003	San Diego	273,246	2,820	**15**
8	**RATTLESNAKE** *(Arson)*	July 1953	Glenn	1,340	0	**15**
9	**PALISADES** *(Under Investigation)**	January 2025	Los Angeles	23,707	6,833	**12**
10	**LOOP** *(Unknown)*	November 1966	Los Angeles	2,028	0	**12**
11	**HAUSER CREEK** *(Human Related)*	October 1943	San Diego	13,145	0	**11**
12	**INAJA** *(Human Related)*	November 1956	San Diego	43,904	0	**11**
13	**IRON ALPS COMPLEX** *(Lightning)*	August 2008	Trinity	105,855	10	**10**
14	**REDWOOD VALLEY** *(Power Lines)*	October 2017	Mendocino	36,523	544	**9**
15	**HARRIS** *(Undetermined)*	October 2007	San Diego	90,440	548	**8**
16	**CANYON** *(Unknown)*	August 1968	Los Angeles	22,197	0	**8**
17	**CARR** *(Human Related)*	July 2018	Shasta County, Trinity	229,651	1614	**8**
18	**LNU Lightning Complex** *(Lightning/Arson)*	August 2020	Napa/Sonoma/Yolo/Stanislaus/ Lake	363,220	1,491	**6**
19	**ATLAS** *(Powerline)*	October 2017	Napa & Solano	51,624	781	**6**
20	**OLD** *(Human Related)*	October 2003	San Bernardino	91,281	1,003	**6**

** Fires with the same death count are listed by most recent. Several fires have had 4 fatalties, but only the most recent are listed.
***This list does not include fire jurisdiction. These are the Top 20 regardless of whether they were state, federal, or local responsibility.

7/25/2025

Source: CalFire Redbook Data

Figure 11 Top 20 Deadliest California Wildfires

Top 20 Most Destructive California Wildfires

	FIRE NAME *(CAUSE)*	DATE	COUNTY	ACRES	*STRUCTURES*	DEATHS
1	**CAMP** *(Powerlines)*	November 2018	Butte	153,336	**18,804**	85
2	**EATON** *(Under Investigation)**	January 2025	Los Angeles	14,021	**9,413**	19
3	**PALISADES** *(Under Investigation)**	January 2025	Los Angeles	23,707	**6,833**	12
4	**TUBBS** *(Electrical)*	October 2017	Napa & Sonoma	36,807	**5,636**	22
5	**TUNNEL - Oakland Hills** *(Rekindle)*	October 1991	Alameda	1,600	**2,900**	25
6	**CEDAR** *(Human Related)*	October 2003	San Diego	273,246	**2,820**	15
7	**NORTH COMPLEX** *(Lightning)*	August, 2020	Butte, Plumas, & Yuba	318,935	**2,352**	15
8	**VALLEY** *(Electrical)*	September 2015	Lake, Napa & Sonoma	76,067	**1,955**	4
9	**WITCH** *(Powerlines)*	October 2007	San Diego	197,990	**1,650**	2
10	**WOOLSEY** *(Electrical)*	November 2018	Ventura	96,949	**1,643**	3
11	**CARR** *(Human Related)*	July 2018	Shasta County, Trinity	229,651	**1,614**	8
12	**GLASS** *(Undetermined)*	September 2020	Napa & Sonoma	67,484	**1,520**	0
13	**LNU LIGHTNING COMPLEX** *(Lightning/Arson)*	August 2020	Napa, Solano, Sonoma, Yolo, Lake, & Colusa	363,220	**1,491**	6
14	**CZU LIGHTNING COMPLEX** *(Lightning)*	August 2020	Santa Cruz, San Mateo	86,509	**1,490**	1
15	**NUNS** *(Powerline)*	October 2017	Sonoma	54,382	**1,355**	3
16	**DIXIE** *(Powerline)*	July 2021	Butte, Plumas, Lassen, & Tehama	963,309	**1,311**	1
17	**THOMAS** *(Powerline)*	December 2017	Ventura & Santa Barbara	281,893	**1,063**	2
18	**CALDOR** *(Under Investigation)*	September 2021	Alpine, Amador, & El Dorado	221,774	**1,003**	1
19	**OLD** *(Human Related)*	October 2003	San Bernardino	91,281	**1,003**	6
20	**JONES** *(Undetermined)*	October 1999	Shasta	26,200	**954**	1

"Structures" include homes, outbuildings (barns, garages, sheds, etc) and commercial properties destroyed.
This list does not include fire jurisdiction. These are the Top 20 regardless of whether they were state, federal, local or tribal responsibility.
*Numbers not final *DINS Disclaimer: These numbers are preliminary based on aerial assessments dedicating heat sources which can include chicken coops, outbuildings, sheds, water containers, etc. *Validated inspections are currently being ground-verified by Damage Assessment Teams.

7/25/2025

Source: CalFire Redbook Data

Figure 12 Top 20 Most Destructive California Wildfires

Incident #	County	Fire Name	Date		Direct Protection Area	Acres Burned	Vegetation Type	Cause	Structures		Fatalities	
			Start	Contained					Destroyed	Damaged	Firefighters	Civilians
ORC-127883	ORANGE RIVERSIDE	AIRPORT	9/9/24	10/5/24	CC	23,526	B, G	EQUIPMENT	160	34		
CNF-405	ORANGE	JIM	3/2/22	3/9/22	USFS	553	B, G	HUMAN				
ORC-136890	ORANGE	BOND	12/2/20	12/11/20	CC	6,686	B, G	STRUCTURE	31	21		
ORC-121612	ORANGE	BLUE RIDGE	10/26/20	11/7/20	CC	13,694	B, G	UNDETERMINED	1	12		
ORC-121364	ORANGE	SILVERADO	10/26/20	11/7/20	CC	12,466	B, G	UNDER INVESTIGATION	5	11		
CNF-2664	ORANGE RIVERSIDE	HOLY	8/6/18	9/14/18	USFS	23,025	B, G	ARSON	24	18		
ORC-110494	ORANGE	CANYON 2	10/9/17	10/17/17	CC	9,217	B, G	MISCELLANEOUS	25	55		
ORC-1478	ORANGE	CANYON	9/25/17	10/3/17	CC	2,662	B, G	MISCELLANEOUS	7			
CNF-2873	ORANGE	SILVERADO	9/12/14	9/20/14	USFS	985	B	UNDETERMINED				
ORC-045067	ORANGE	CARBON CANYON	7/7/11	7/8/11	CALFIRE/CC	508	B	UNDETERMINED				

Notes:
B = Brush
G = Grass
CC = Contract Counties
USFS = United States Forest Service
Source: CalFire Redbook Data

Figure 13 Large Fires 300 Acres and Greater - State and Contract Counties Direct Protection Area

Year	County	Fire Name	Total	A < 0.25 Acres	B 0.26 - 9.99 Acres	C 10 - 99 Acres	D 100 - 299 Acres	E 300 - 999 Acres	F 1000 - 4999 Acres	G > 5000 Acres
2024	Orange	Airport	39	31	5	1	1	0	0	1
2023	Orange	-	28	18	10	0	0	0	0	0
2022	Orange	Jim	30	23	4	0	2	1	0	0
2021	Orange	-	7	5	2	0	0	0	0	0
2020	Orange	Bond, Blue Ridge, Silverado	45	33	7	2	0	0	0	3
2019	Orange	-	46	36	7	2	1	0	0	0
2018	Orange	Holy	57	49	5	0	2	0	0	1
2017	Orange	Canyon, Canyon 2	71	56	12	1	0	0	1	1
2016	Orange	-	42	33	4	5	0	0	0	0
2015	Orange	-	3	2	1	0	0	0	0	0
2014	Orange	Silverado	8	6	1	0	0	1	0	0
2013	Orange	-	13	12	1	0	0	0	0	0
2012	Orange	-	19	16	2	1	0	0	0	0
2011	Orange	Carbon Canyon	10	9	0	0	0	1	0	0
2010	Orange	-	7	1	5	1	0	0	0	0
2009	Orange	-	10	6	0	3	1	0	0	0
2008	Orange	-	8	6	2	0	0	0	0	0
2008 - 2024	Annualized	-	26.1	20.1	4.0	0.9	0.4	0.2	0.1	0.4

Yellow highlight signifies named fires including fires that span both Orange and Riverside counties
Source: CalFire Redbook Data

Figure 14 Orange County Wildfires by Size

Appendix B

Safer from Wildfires Flyer

Figure 15 Safer from Wildfires Flyer, Page 1

Figure 16 Safer from Wildfires Flyer, Page 2

Appendix C

Fire Hazard Severity Zone Map of Orange County

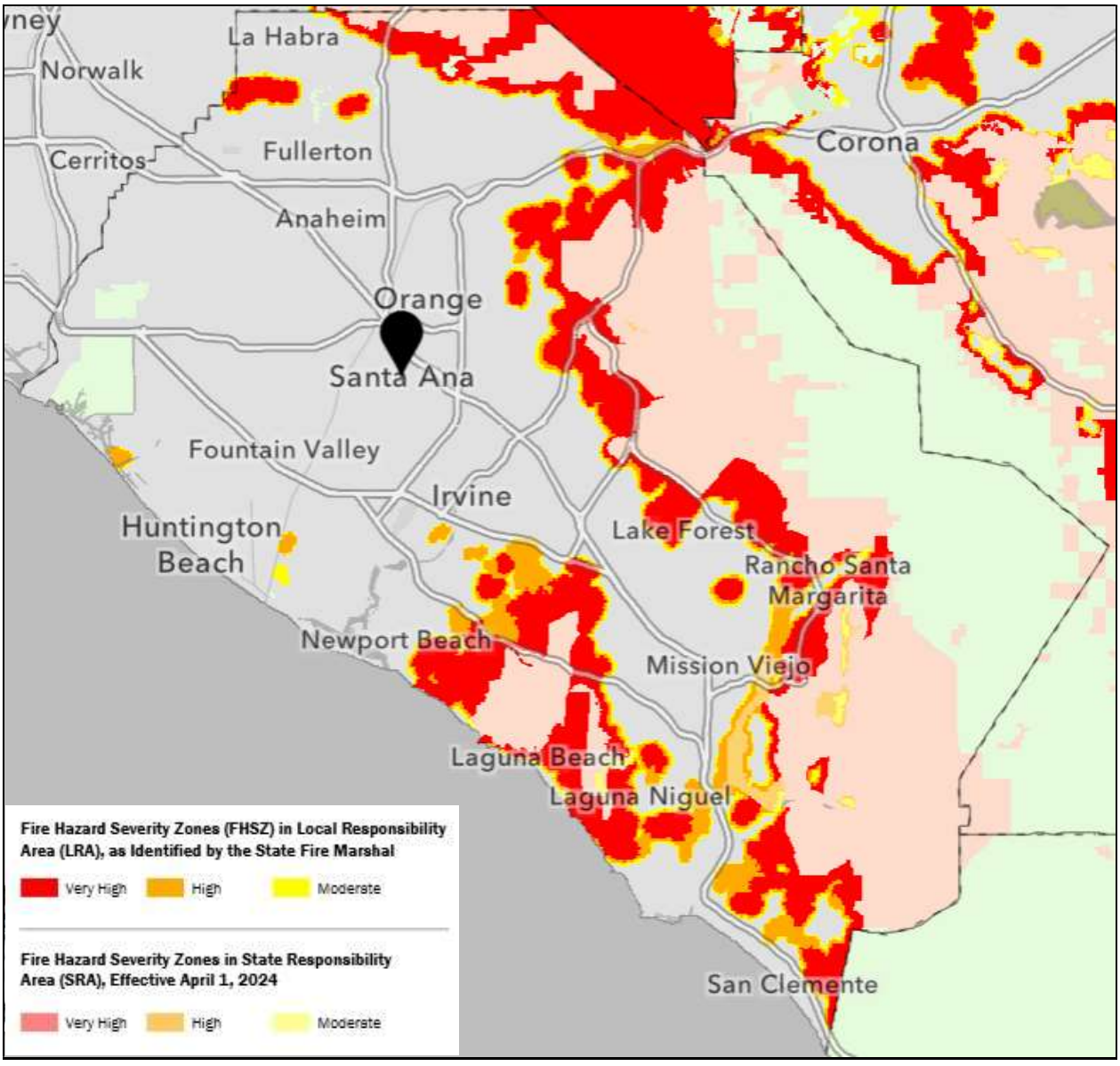


Figure 17 Fire Hazard Severity Zone Map of Orange County

Appendix D

CALIFORNIA ASSOCIATION OF REALTORS®

FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM

(C.A.R. Form FHDS, Revised 6/25)

This is a disclosure and addendum to the Purchase Agreement, OR ☐ Other _____ ("Agreement"), dated _____, on property known as _____ ("Property"), in which _____ is referred to as Buyer, and _____ is referred to as Seller.

1. **LAW APPLICABILITY:** If this property does not meet the conditions stated in **paragraph 1A** or **1B**, there is no requirement to complete the subsequent applicable paragraphs.
   A. **Home Fire Hardening Disclosure:** The Notice and disclosure of vulnerabilities in **paragraph 2** are only required for sellers of residential properties if: **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Transfer Disclosure Statement (C.A.R. Form TDS or MHTDS); **(iii)** the Property is located in either a **high or very high** fire hazard severity zone; and **(iv)** the improvement(s) on the Property were constructed before January 1, 2010. IF ANY OF THESE FOUR CONDITIONS IS NOT MET, SELLER DOES NOT HAVE TO ANSWER THE QUESTIONS IN **PARAGRAPH 2B AND 2C**.
   B. **Defensible Space Compliance:** The disclosures and requirements specified in **paragraph 3** are only required for sellers of residential properties if: **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Transfer Disclosure Statement (C.A.R. Form TDS or MHTDS); and **(iii)** the Property is located in either a **high or very high** fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET, **PARAGRAPH 3** DOES NOT HAVE TO BE COMPLETED.
   C. **Fire Hazard Severity Zone Status:** It may be possible to determine if a property is in a **high or very high** fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed. Cal Fire has a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. A link to the viewer can be found on Cal Fire's website at **https://www.fire.ca.gov/dspace/**.

2. **FIRE HARDENING DISCLOSURE (☐ Property is built on or after January 1, 2010. Paragraphs 2B and 2C do not have to be completed):**
   A. **FIRE HARDENING STATUTORY NOTICE:** "THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME WAS BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. TO BETTER PROTECT YOUR HOME FROM WILDFIRE, YOU MIGHT NEED TO CONSIDER IMPROVEMENTS. INFORMATION ON FIRE HARDENING, INCLUDING CURRENT BUILDING STANDARDS AND INFORMATION ON MINIMUM ANNUAL VEGETATION MANAGEMENT STANDARDS TO PROTECT HOMES FROM WILDFIRES, CAN BE OBTAINED ON THE INTERNET WEBSITE HTTP://WWW.READYFORWILDFIRE.ORG".
   B. **FIRE HARDENING VULNERABILITIES: Are you** (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers (Seller is not obligated to explain or clarify their responses to questions **2B(1)-2B(6)**, whether they answer "yes" or "no." Voluntary explanation/clarification is permitted but not required).
      (1) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant..... ☐ Yes ☐ No
      (2) Roof coverings made of untreated wood shingles or shakes..... ☐ Yes ☐ No
      (3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck..... ☐ Yes ☐ No
      (4) Single pane or non-tempered glass windows..... ☐ Yes ☐ No
      (5) Loose or missing bird stopping or roof flashing..... ☐ Yes ☐ No
      (6) Rain gutters without metal or noncombustible gutter covers..... ☐ Yes ☐ No

      Explanation/Clarification: _____
   C. **LIST OF LOW COST RETROFITS:** The following is a list of low cost retrofits developed and listed by the California Department of Forestry and Fire Protection (CAL FIRE) and the California Governor's Office of Emergency Services (OES). More information on home hardening is available at readyforwildfire.org. A list of low cost retrofits with dynamic links can be found at https://readyforwildfire.org/wp-content/uploads/2025/04/Low-Cost-Retrofit-Flyer-Handout-.pdf.

      Have you (Seller) completed any of the following low-cost retrofits during the time you have owned the property? (If the retrofit was partially completed or only applied to a portion of the identified feature, or if similar work was performed, or if your response below needs clarification, provide the explanation/clarification below. If you are unsure if the retrofit item was completed or satisfied the conditions specified, check "No",and provide any explanation/clarification below.)
      (1) Roof replaced with Class A fire-rated roof..... ☐ Yes ☐ No
      (2) Spaces between roof covering and sheathing blocked with non-combustible materials (bird stops)..... ☐ Yes ☐ No
      (3) Installation of noncombustible gutter cover on gutters to prevent the accumulation of leaves and debris in the gutter..... ☐ Yes ☐ No
      (4) Covered chimney and stovepipe outlets with a noncombustible corrosion-resistant metal mesh screen (spark arrestor), with 3/8 inch to ½ inch openings..... ☐ Yes ☐ No
      (5) Install ember and flame-resistant vents..... ☐ Yes ☐ No
      (6) Caulk and plug gaps greater than 1/8-inch around exposed rafters and blocking to prevent ember intrusion into the attic or other enclosed spaces..... ☐ Yes ☐ No
      (7) Inspect exterior siding for dry rot, gaps, cracks, and warping. Caulk or plug gaps greater than 1/8-inch in siding and replace any damaged boards, including those with dry rot..... ☐ Yes ☐ No
      (8) Install weather-stripping to gaps greater than 1/8-inch between garage doors and door frames to prevent ember intrusion. The weather-stripping must be compliant with UL Standard 10C..... ☐ Yes ☐ No
      (9) Replace windows with multi-paned windows that have at least one pane of tempered glass..... ☐ Yes ☐ No
      (10) Replace siding or deck using compliant noncombustible, ignition-resistant, or other OSFM Wildland Urban Interface (WUI) Products..... ☐ Yes ☐ No

© 2025, California Association of REALTORS®, Inc.

Buyer's Initials _____/_____ Seller's Initials _____/_____
EQUAL HOUSING OPPORTUNITY

DRAFT

Figure 18 Fire Hardening and Defensible Space Disclosure, Page 1

(11) Cover openings to operable skylights with a noncombustible metal mesh screen with openings in the screen not to exceed 1/8 inch.....☐ Yes ☐ No
(12) Install a minimum 6-inch metal flashing, applied vertically on the exterior of the wall at the deck-to-wall intersection to protect the combustible siding material.....☐ Yes ☐ No

Explanation/Clarification: _____

3. **DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM: (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met; the Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph):**
   A. **LOCAL COMPLIANCE REQUIREMENTS:** The Property (☐ **IS,** ☐ **is NOT)** subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. (**Paragraphs 3B** and **3C** must be completed regardless of the answer to **paragraph 3A** if the conditions in **paragraph 1B** are met.)
   B. **SELLER REPRESENTATION OF PROPERTY COMPLIANCE** with the applicable State defensible space requirement or local vegetation management ordinance (hereafter, State or local defensible space law) at the time of Seller signature:
      (1) Seller is UNAWARE of whether the Property is in compliance with the applicable State or local defensible space law. Seller does NOT have a report prepared by an Authorized Defensible Space Inspector.
      OR (2) ☐ Property **IS** in compliance with State or local defensible space law, whichever is applicable. If ONLY State law applies, Seller must have obtained compliance within the last 6 months. Seller shall Deliver to Buyer documentation of compliance within **3 (or _____) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last. If this paragraph is checked, also check **paragraph 3C(5)** below.
      OR (3) ☐ Property **is NOT** in compliance with State or local defensible space law, whichever is applicable. If Seller has, or agrees to obtain, a report prepared by an Authorized Defensible Space Inspector, Seller shall Deliver such report to Buyer within **3 (or _____) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last.
   C. **BUYER AND SELLER AGREEMENT** REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS:
      (1) **BUYER RESPONSIBILITY – NO LOCAL ORDINANCE.** Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.*****
      OR (2) ☐ **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance allows either Seller or Buyer to obtain documentation of compliance. Buyer shall comply with the requirements of the ordinance after Close Of Escrow.
      OR (3) ☐ **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which does NOT require compliance as a result of a sale of the Property. Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow,***** or if applicable comply with the local requirement after Close Of Escrow.
      OR (4) ☐ **SELLER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance requires Seller to obtain documentation of compliance prior to Close of Escrow. Seller shall obtain documentation of compliance prior to the time for Buyer's final verification of condition.
      OR (5) ☐ **SELLER RESPONSIBILITY – STATE OR LOCAL COMPLIANCE ALREADY COMPLETE.** If ONLY state law applies, Seller has obtained documentation of compliance with State defensible space requirement within the last 6 months. For either State or local law, Seller shall Deliver documentation of compliance to Buyer;
      OR (6) ☐ **SELLER RESPONSIBILITY – AGREEMENT TO OBTAIN STATE COMPLIANCE.** Seller shall obtain documentation of compliance and Deliver to Buyer prior to the time for Buyer's final verification of condition.
   D. The local agency from which a copy of the documentation in **paragraph 3B(2)**, **3B(3)**, **3C(4), 3C(5),** or **3C(6),** as applicable, may be obtained is _____, which may be contacted at _____.

***** The requirement to provide documentation of compliance with State defensible space requirements only applies if there is a state or local agency, or other governmental entity, or qualified non-profit entity in the jurisdiction where the Property is located that is authorized to inspect the Property and provide documentation of compliance ("Authorized Defensible Space Inspector").

4. ☐ **FINAL INSPECTION REPORT DISCLOSURE:** The Property was newly constructed, or was rebuilt following damage by a fire and the construction required a permit, and Seller has obtained a final inspection report addressing compliance with home fire hardening recommended building standards as described in Government Code § 51182. Seller has a copy of the report, and it is attached, or ☐ Seller does not have a copy of the report and Buyer may obtain a copy at _____.

Seller represents that Seller has provided the answers on paragraphs 2B and 3B of this form based on Seller's awareness on the date of Seller's signature below, and the answers on paragraph 2C are accurate. Seller acknowledges receipt of this Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable terms in paragraph 3C.

Seller _____ Date _____
Seller _____ Date _____

By signing below, Buyer acknowledges that they have received a copy of this Fire Hardening and Defensible Space Disclosure and Addendum, and they have read and understand the form and agree to the terms in paragraph 3C.

Buyer _____ Date _____
Buyer _____ Date _____

© 2025, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.
Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. *a subsidiary of the California Association of REALTORS®*

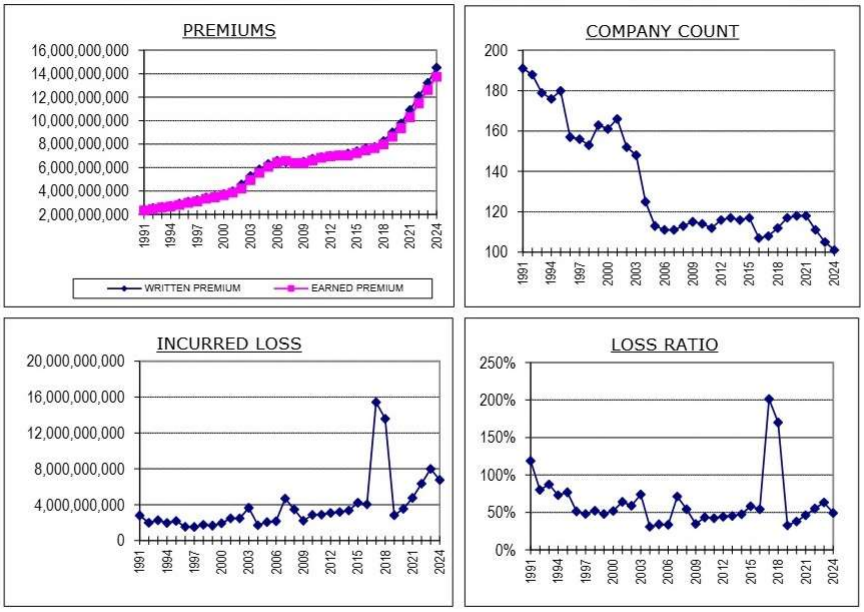
Figure 19 Fire Hardening and Defensible Space Disclosure, Page 2

Appendix E

California Department of Insurance Data

1991-2024 CALIFORNIA P&C HISTORICAL PREMIUM AND LOSS
Line of Business: HOMEOWNERS MULTIPLE PERIL [04]

YEAR	WRITTEN PREMIUM	% Chg.	Co.Count	EARNED PREMIUM	INCURRED LOSS	LOSS RATIO
1991	2,398,651,496		191	2,349,924,901	2,791,008,371	118.77%
1992	2,555,745,940	6.5%	188	2,468,835,484	1,980,200,380	80.21%
1993	2,669,536,350	4.5%	179	2,588,229,132	2,260,932,154	87.35%
1994	2,757,073,066	3.3%	176	2,688,902,970	1,957,548,203	72.80%
1995	2,934,990,317	6.5%	180	2,828,528,558	2,170,026,959	76.72%
1996	3,090,172,058	5.3%	157	2,992,922,532	1,536,204,414	51.33%
1997	3,219,673,063	4.2%	156	3,128,673,253	1,493,329,331	47.73%
1998	3,445,849,365	7.0%	153	3,358,899,095	1,758,775,892	52.36%
1999	3,560,100,595	3.3%	163	3,476,827,465	1,663,998,077	47.86%
2000	3,740,477,538	5.1%	161	3,676,266,079	1,908,291,220	51.91%
2001	3,992,960,925	6.8%	166	3,866,932,308	2,474,244,352	63.98%
2002	4,565,626,156	14.3%	152	4,211,592,936	2,476,270,849	58.80%
2003	5,296,194,308	16.0%	148	4,935,892,774	3,647,291,668	73.89%
2004	5,843,429,606	10.3%	125	5,560,574,064	1,715,301,749	30.85%
2005	6,305,176,422	7.9%	113	6,065,178,507	2,063,072,529	34.02%
2006	6,591,912,516	4.5%	111	6,436,870,073	2,147,266,579	33.36%
2007	6,453,088,200	-2.1%	111	6,568,857,449	4,675,914,725	71.18%
2008	6,355,980,869	-1.5%	113	6,386,251,776	3,452,898,028	54.07%
2009	6,513,371,686	2.5%	115	6,391,096,439	2,209,791,955	34.58%
2010	6,758,183,845	3.8%	114	6,612,865,838	2,870,059,793	43.40%
2011	6,896,796,197	2.1%	112	6,832,454,959	2,890,230,414	42.30%
2012	7,018,043,553	1.8%	116	6,962,824,501	3,076,419,837	44.18%
2013	7,033,097,194	0.2%	117	7,038,071,457	3,189,727,981	45.32%
2014	7,202,319,845	2.4%	116	7,031,937,018	3,351,846,286	47.67%
2015	7,409,994,305	2.9%	117	7,248,990,918	4,230,850,026	58.36%
2016	7,645,677,515	3.2%	107	7,475,784,553	4,047,329,931	54.14%
2017	7,761,932,830	1.5%	108	7,664,490,935	15,418,577,650	201.17%
2018	8,266,332,994	6.5%	112	7,983,075,132	13,577,455,112	170.08%
2019	9,004,847,173	8.9%	117	8,631,287,540	2,818,562,833	32.66%
2020	9,767,233,243	8.5%	118	9,362,270,255	3,539,955,749	37.81%
2021	10,912,068,287	11.7%	118	10,298,463,872	4,753,166,698	46.15%
2022	12,084,613,385	10.7%	111	11,480,004,192	6,333,910,318	55.17%
2023	13,218,555,040	9.4%	105	12,615,427,773	7,990,111,685	63.34%
2024	14,516,380,112	9.8%	101	13,749,361,196	6,760,543,067	49.17%



Note: This report includes only California licensed companies with written premium greater than zero.

California Department of Insurance

Rate Specialist Bureau - April 30, 2025

Figure 20 California Property and Casualty Insurance Company Homeowners Premium and Loss

Zip Code	Fire Hazard Severity Zone	CDI Wildfire Distress Area	City	Vanity City or Location	Residential Dwellings Insured by Voluntary Market	Residential Dwellings Insured by FAIR Plan	Percentage of Residential Dwellings Insured by FAIR Plan
90620	None		Buena Park		10,826	20	0.2%
90621	VH, H, M, None		Buena Park	Los Coyotes CC	3,863	19	0.5%
90623	None		La Palma		3,701	7	0.2%
90630	None		Cypress		10,692	22	0.2%
90631	VH, H, M, None		La Habra	Westridge CC	12,999	274	2.1%
90680	None		Stanton		3,591	9	0.3%
90720	None		Los Alamitos		5,821	4	0.1%
90740	None		Seal Beach		4,741	6	0.1%
90742	None		Huntington Beach	Sunset Beach	303	4	1.3%
90743	None		Seal Beach	Surfside	139	2	1.4%
92602	VH, H, M, None		Irvine	Loma Ridge	5,755	23	0.4%
92603	VH, H, M, None		Irvine	Turtle Rock, Shady Canyon	4,115	20	0.5%
92604	None		Irvine		4,660	3	0.1%
92606	None		Irvine		3,195	1	0.0%
92610	VH, H, M, None		Lake Forest	Foothill Ranch	2,996	41	1.4%
92612	H, M, None		Irvine	William R. Mason Regional Park	1,574	1	0.1%
92614	None		Irvine		3,102	4	0.1%
92617	M, None		Irvine	UCI	993	0	0.0%
92618	VH, H, M, None		Irvine	Laguna Altura, Borrego Canyon	9,789	17	0.2%
92620	VH, H, M, None		Irvine	Stonegate	12,171	11	0.1%
92624	H, M, None		Dana Point	Capistrano Beach	2,255	4	0.2%
92625	VH, H, M, None		Newport Beach	Corona Del Mar	4,423	7	0.2%
92626	None		Costa Mesa		8,817	4	0.0%
92627	H, M, None		Costa Mesa	Talbert Regional Park	9,748	14	0.1%
92629	VH, H, M, None		Dana Point	Crown Valley Pkwy.	7,229	8	0.1%
92630	VH, H, M, None		Lake Forest	Saddleback Church	14,090	24	0.2%
92637	VH, H, M, None		Laguna Woods	Laguna Canyon	545	0	0.0%
92646	None		Huntington Beach		14,923	11	0.1%
92647	None		Huntington Beach		11,451	14	0.1%
92648	None		Huntington Beach		8,997	6	0.1%
92649	H, M, None		Huntington Beach	Brightwater Dr., Oceanridge Dr.	8,363	6	0.1%
92651	VH, H, M, None		Laguna Beach		8,760	459	5.0%
92653	VH, H, M, None		Laguna Hills	North Laguna Hills	6,266	13	0.2%
92655	None		Unincorporated OC	Midway City	1,408	1	0.1%
92656	VH, H, M, None		Aliso Viejo	Wood Canyon Dr.	7,537	37	0.5%
92657	VH, H		Newport Beach	Newport Coast	3,133	100	3.1%
92660	H, M, None		Newport Beach	Newport Ridge Clubhouse	7,209	15	0.2%
92661	None		Newport Beach	Balboa Peninsula	1,683	4	0.2%
92662	None		Newport Beach	Balboa Island	1,367	1	0.1%
92663	M, None		Newport Beach	Canyon Park	5,479	10	0.2%
92672	VH, H, M, None		San Clemente		8,901	37	0.4%
92673	VH, H, M, None		San Clemente		7,804	42	0.5%
92675	VH, H, M, None		San Juan Capistrano		8,415	58	0.7%
92676	VH	Yes	Unincorporated OC	Silverado	156	550	77.9%
92677	VH, H, M, None		Laguna Niguel	Pacific Island Dr., Salt Creek Open Space	14,861	112	0.7%
92678	VH	Yes	Unincorporated OC	Trabuco Canyon	16	15	48.4%
92679	VH, H, M		Unincorporated OC	Trabuco Canyon, Coto de Caza, Dove Canyon	8,019	1,052	11.6%

Note: P. O. Boxes are excluded from this list. Data is for calendar year 2022 and includes homeowners (excluding condominium), mobile home, dwelling fire owner- and tenant-occupied insuring structures with four or less units.

Source: California Department of Insurance

Figure 21 FAIR Plan Data for Orange County Zip Codes 90620 - 92679

Zip Code	Fire Hazard Severity Zone	CDI Wildfire Distress Area	City	Vanity City or Location	Residential Dwellings Insured by Voluntary Market	Residential Dwellings Insured by FAIR Plan	Percentage of Residential Dwellings Insured by FAIR Plan
92683	None		Westminster		16,837	20	0.1%
92688	VH, H, M, None		Rancho Santa Margarita		7,872	52	0.7%
92691	VH, H, M, None		Mission Viejo	Wilderness Glen Park	11,920	10	0.1%
92692	VH, H, M, None		Mission Viejo		12,832	26	0.2%
92694	VH, H, M, None		Unincorporated OC	Ladera Ranch	7,453	42	0.6%
92697	None		Irvine	UCI	0	0	0.0%
92698	None		Aliso Viejo		0	0	0.0%
92701	None		Santa Ana		3,818	77	2.0%
92703	None		Santa Ana		7,396	97	1.3%
92704	None		Santa Ana		10,533	82	0.8%
92705	VH, H, M, None		Santa Ana	Cowan Heights, Peters Canyon	9,699	34	0.3%
92706	None		Santa Ana		5,507	6	0.1%
92707	None		Santa Ana		7,554	77	1.0%
92708	None		Fountain Valley		13,293	9	0.1%
92780	None		Tustin		7,315	2	0.0%
92782	VH, H, M, None		Tustin	Pioneer Road Park	4,483	12	0.3%
92801	None		Anaheim		6,802	20	0.3%
92802	None		Anaheim		4,421	15	0.3%
92804	None		Anaheim		11,474	22	0.2%
92805	None		Anaheim		8,715	24	0.3%
92806	None		Anaheim		5,357	11	0.2%
92807	VH, H, M, None		Anaheim	Walnut Canyon Reservoir	9,178	67	0.7%
92808	VH, H, M, None		Anaheim	Anaheim Hills	4,648	34	0.7%
92809	None		Anaheim		0	0	0.0%
92821	VH, H, M, None		Brea		8,838	64	0.7%
92823	VH, H, M, None		Brea	Carbon Canyon Rd.	1,380	55	3.8%
92831	VH, H, M, None		Fullerton	Panorama Nature Preserve	5,326	11	0.2%
92832	None		Fullerton		3,846	7	0.2%
92833	VH, H, M, None		Fullerton	Ralph B. Clark Park	10,168	22	0.2%
92835	VH, H, M, None		Fullerton	Rolling Hills Park, Laguna Lake Park	6,157	11	0.2%
92840	None		Garden Grove		8,946	6	0.1%
92841	None		Garden Grove		6,013	2	0.0%
92843	None		Garden Grove		6,064	9	0.1%
92844	None		Garden Grove		2,763	1	0.0%
92845	None		Garden Grove		4,808	1	0.0%
92861	VH, H, M, None		Villa Park		1,964	2	0.1%
92862	VH, H, M, None		Unincorporated OC	Black Star Canyon	6	0	0.0%
92865	None		Orange		4,257	10	0.2%
92866	None		Orange		3,048	1	0.0%
92867	VH, H, M, None		Orange	Santiago Oaks Regional Park	9,943	12	0.1%
92868	None		Orange		2,776	3	0.1%
92869	VH, H, M, None		Orange	El Modena Open Space	8,215	25	0.3%
92870	None		Placentia		10,759	15	0.1%
92886	VH, H, M, None		Yorba Linda	Black Gold GC	13,587	82	0.6%
92887	VH, H, M, None		Yorba Linda	Box Canyon Park	5,210	217	4.0%
92799	None		Santa Ana	Distribution Center	0	0	0.0%
92850	None		Anaheim		0	0	0.0%
92899	None		Anaheim	Distribution Center	0	0	0.0%
				Totals	**588,062**	**4,387**	**0.7%**

Note: P. O. Boxes are excluded from this list. Data is for calendar year 2022 and includes homeowners (excluding condominium), mobile home, dwelling fire owner- and tenant-occupied insuring structures with four or less units.
Source: California Department of Insurance

Figure 22 FAIR Plan Data for Orange County Zip Codes 92680 – 92899

Appendix F

OCFA and Covered Cities

Figure 23 Orange County Fire Authority Covered Cities

Orange County Fire Jurisdictions

Anaheim Fire Department
201 S. Anaheim Blvd., Suite 301
Anaheim, CA 92805
714-765-4000

Brea Fire Department
1 Civic Center Circle
Brea, CA 92821
714-990-7600

Costa Mesa Fire Department
2803 Royal Palm Dr.
Costa Mesa, CA 92628
714-754-5106

Fountain Valley Fire Department
10200 Slater Ave.
Fountain Valley, CA 92708
714-593-4436

Fullerton Fire Department
312 E. Commonwealth Ave.
Fullerton, CA 92832
714-738-6500

Placentia Fire and Life Safety Dept.
401 E Chapman Avenue
Placentia, CA 92870
714 9938117

Huntington Beach Fire Department
2000 Main St.
Huntington Beach, CA 92648
714-536-5411

La Habra - LA County Fire Department
1320N. Eastern Avenue
Los Angeles, CA 90063-3220
323-881-2411

Laguna Beach Fire Department
505 Forest Ave.
Laguna Beach, CA 92651
949-497-3311

Newport Beach Fire Department
3300 Newport Blvd.
Newport Beach, CA 92663
949-644-3104

Orange Fire Department
176 S. Grand Ave.
Orange, CA 92866
714-288-2500

Orange County Fire Authority
1 Fire Authority Road
Irvine, CA 92602
714-573-6000

The OCFA provides fire services for the following cities: Aliso Viejo • Buena Park • Cypress • Dana Point • Garden Grove • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma • Los Alamitos • Mission Viejo • Rancho Santa Margarita •San Clemente • San Juan Capistrano • Santa Ana • Seal Beach • Stanton • Tustin • Villa Park • Westminster • Yorba Linda • and Unincorporated Areas of Orange County

DIAL 911 FOR EMERGENCY SERVICES

Figure 24 Orange County Fire Jurisdictions

Appendix G

Ready, Set, Go!, Zone 0 At-A-Glance and Links

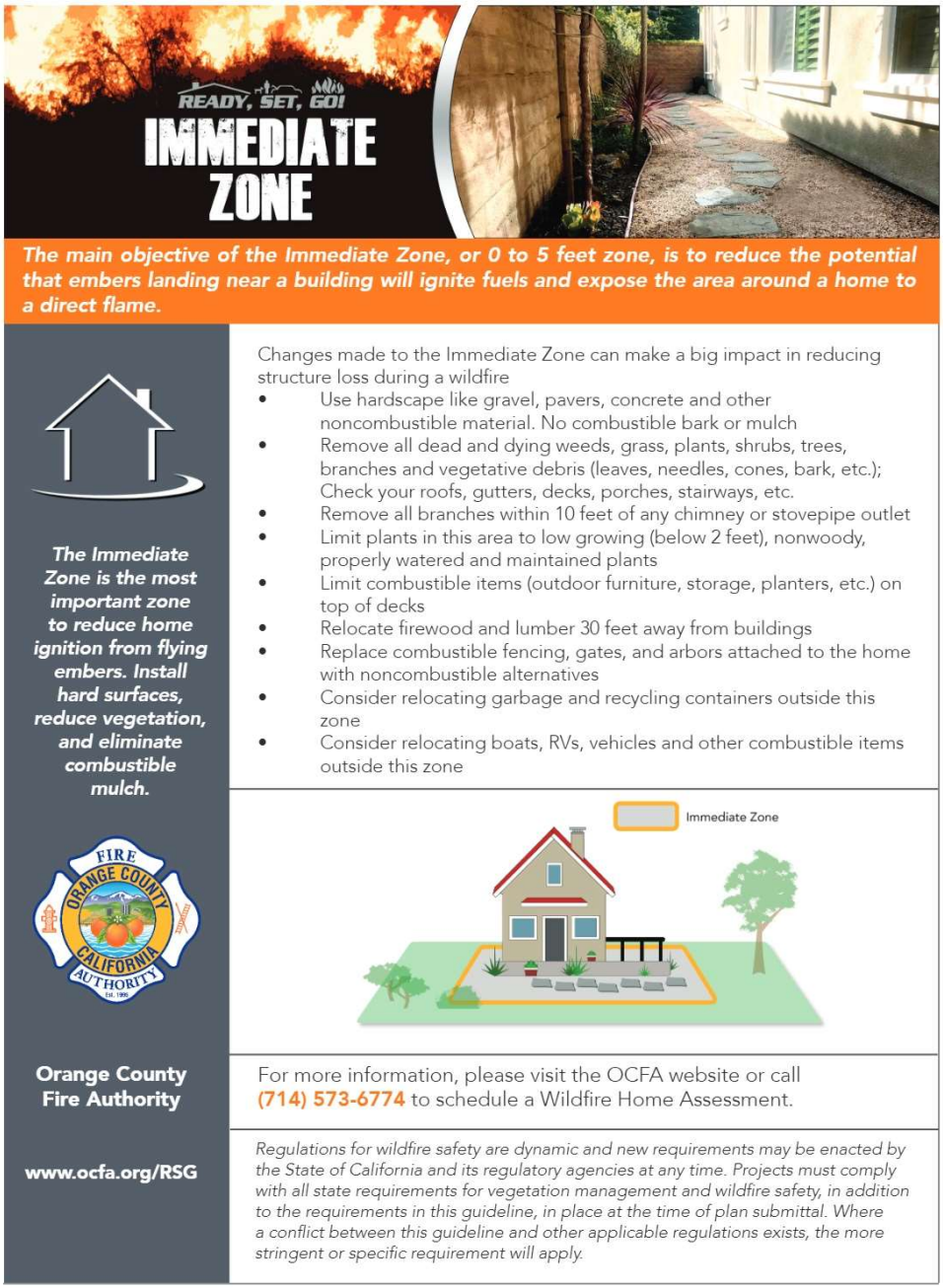


Figure 25 Ready, Set Go! Flyer for Immediate Zone

Figure 26 Ready, Set, Go! Flyer on Defensible Space

The main objective of Home Hardening is to give your home the best chance to survive a wildfire. Home Hardening addresses the most vulnerable components of your home, which includes the construction materials that make up your home and the quality of defensible space surrounding it.

Prepare (harden) your home now before a wildfire starts!

All new homes built in the Wildland Urban Interface (WUI) are required to meet the minimum standards for the protection of life and property by increasing the home's ability to resist ember intrusion, direct flames, and radiant heat. Homes can be retrofitted to these new building requirements using the recommendations listed below:

1. **Roof** - Ember-resistant material. Gaps are filled with ignition-resistant material. No loose roof flashing.
2. **Eaves** - Eaves are maintained with all gaps filled with caulking and painted over.
3. **Vents** - 1/8-inch metal mesh screen or ember proof vents.
4. **Chimney** - 1/2-inch spark arrestor screen. Clear tree branches and/or vegetation at least 10 feet away from opening.
5. **Gutters** - Install gutter guards. Remove combustible debris on a regular basis.
6. **Exterior Siding** - Exterior siding is maintained with all gaps filled with caulking and painted over.
7. **Doors** - Weather-stripping around door frames and doors adjusted for a "tight fit" within the frame.
8. **Windows** - Multi-pane windows, with at least one pane being tempered, and metal framing.
9. **Fences** - Non-combustible or ignition-resistant material. Maintain fencing by keeping vegetation clear.
10. **Patio Covers** - Ignition-resistant material. Fill all gaps and crevices. Install metal flashing between the patio and outside wall.
11. **Balconies & Decks** - Ignition-resistant material. Fill all gaps between the deck and outside wall with caulking or metal flashing. Remove or replace combustible items stored above and below.
12. **Immediate Zone** - No woody vegetation located within 5 feet of the home. No combustible items located within 5 feet of the home (trash bins, patio furniture, storage, mulch, etc.)

Orange County Fire Authority

www.ocfa.org/RSG

Refer to the California Wildland Urban Interface Code (CWUIC) for permits and specific requirements.

For more information, please visit the OCFA website or call **(714) 573-6774** to schedule a Wildfire Home Assessment.

Figure 27 Ready, Set, Go! Flyer for Home Hardening, Page 1

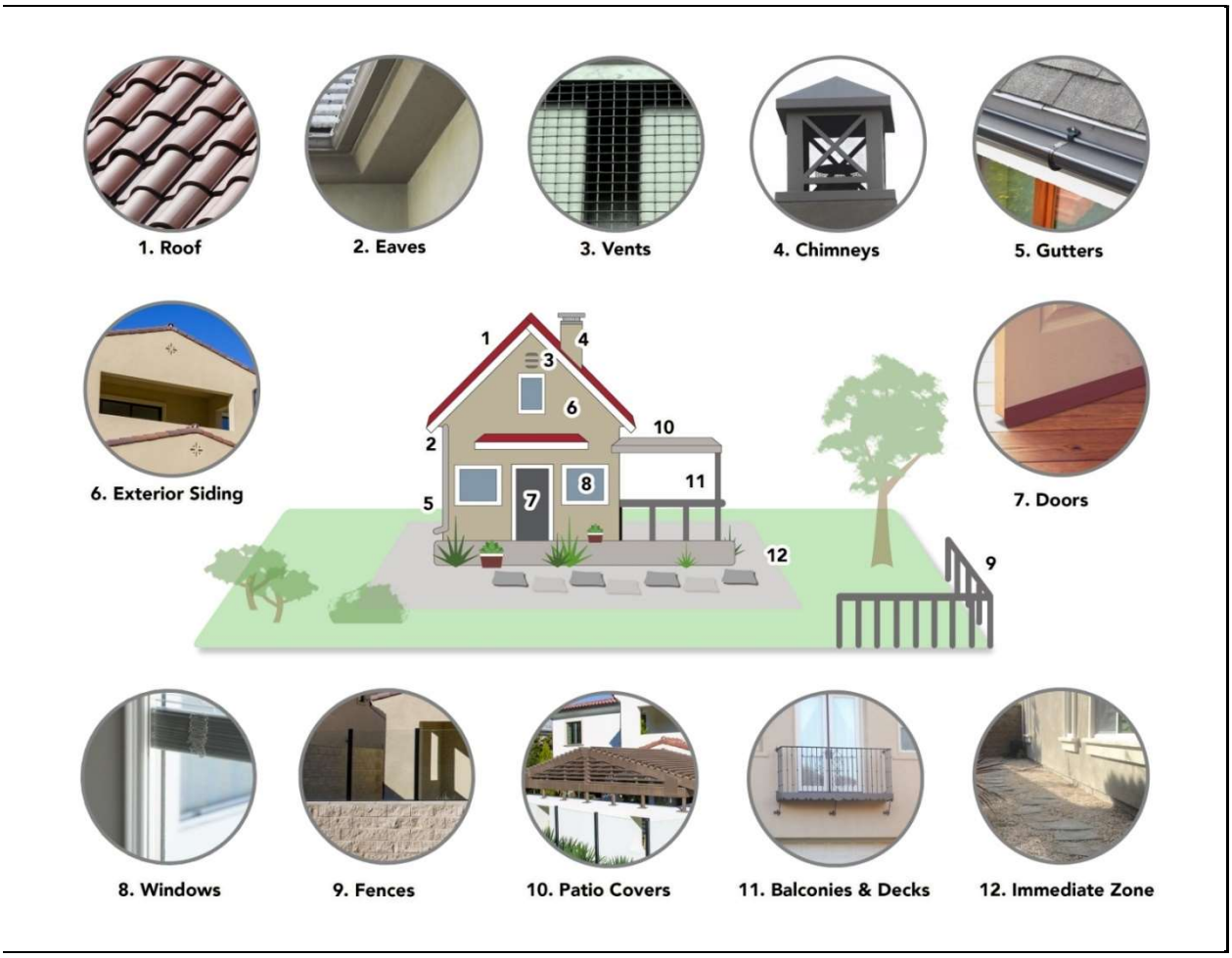


Figure 28 Ready, Set, Go! Flyer for Home Hardening, Page 2

Vegetation Management is controlling plant material to prevent wildfire spread. It requires a constant commitment to follow the 4 R's of Vegetation Management to reduce the threat.

Vegetation Management isn't a one-time fix. It's an ongoing commitment.

Orange County Fire Authority

www.ocfa.org/RSG

Removal:

- Remove all dead and dying plants within 100 feet of your home
- Identify and remove plants found on OCFA's Undesirable Plant List
- Remove dry leaves, bark and pine needles from the yard, roof, and rain gutters

Reduction:

- Prune and thin plants within 100 feet of your home, including your plants within 100 feet of your neighbor's home
- Provide 6 feet vertical separation between shrub tops and lower tree branches to reduce "ladder fuels"
- Use Horizontal Separation Guidelines for plants over 2 feet in height (15 feet minimum or 3 times the tallest plant)
- Keep all shrubs within 10 feet of your home trimmed to 2 feet or lower
- Prune or remove plants near windows
- Remove all tree branches or plants within 10 feet of chimney outlets
- Move wood piles at least 30 feet from your home, or to the property line
- Keep annual grasses and weeds cut to 4 inches or less

Replacement:

- Replace fire-prone plants with fire-resistant and drought tolerant plants. See the OCFA Planting Guide for recommendations
- When putting in new plants, leave enough space for them to grow to mature size
- Any vegetation over 2 feet cannot be within 15 feet of a tree canopy

Resistant:

- Use fire-resistant plants whenever possible
- Keep in mind that even plants listed on the Planting Guide must be maintained using Spacing Guidelines for both vertical and horizontal separation. Plant separation is an important part reducing wildfire threat

For more information, please visit the OCFA website or call (714) 573-6774 to schedule a wildfire home assessment.

Figure 29 Ready, Set, Go! Flyer on Vegetation Management

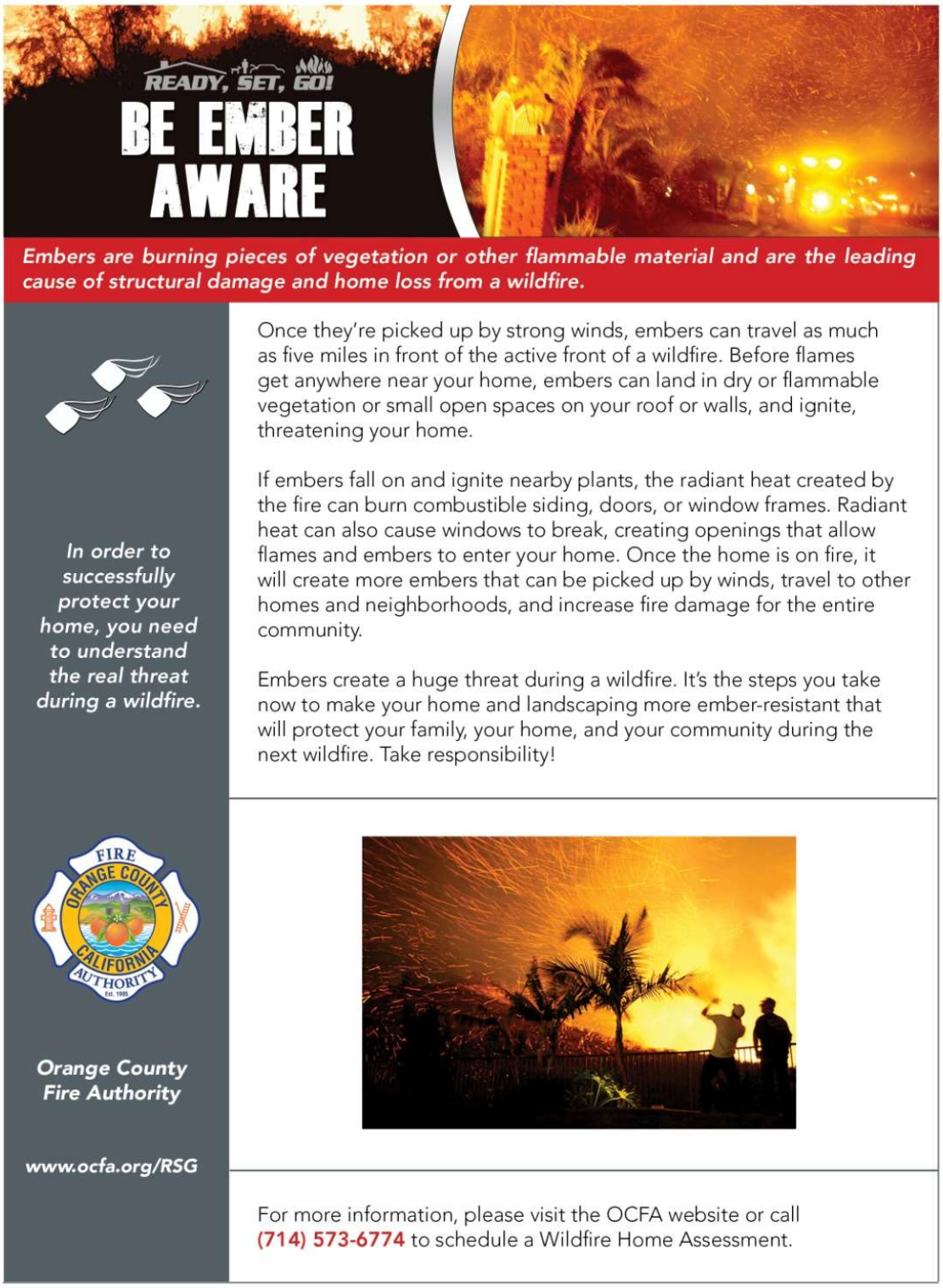


Figure 30 Ready, Set, Go! On Be Ember Aware

A Wildfire Home Assessment is a meeting at your home with a Fire Department representative, who will give you tips on how to better protect your home from a wildfire.

Experts can't tell you when the next wildfire will happen, but they do know that wildfires can happen at any time in Southern California. Many residents have not taken the most basic steps to protect their families, homes and neighborhoods from Orange County's #1 fire risk.

During your FREE Wildfire Home Assessment, the outside of your home and property, along with other risk factors, will be evaluated. Then, you'll be given specific steps you can take to reduce your home's vulnerability to wildfire.

Many proven tips to help your home survive a wildfire are available 24/7 at ocfa.org, including:

Landscaping	Construction	Safety
Plant Selection Spacing Separation Dead & Dying Plants Fuel Modification Creating Defensible Space Vegetation Management	Balconies & Decks Chimneys Fences Garages Patio Covers Rain Gutters Roofs, Eaves, & Vents Walls and Siding Windows	Ember Awareness As Wildfire Approaches Wildfire Evacuation If You Get Trapped Disaster Kits & Go! Bags Red Flag Warnings

Homes survive wildfires because of what you do to prepare for them ahead of time, not by fate or luck. No matter where you live, or how much money you can spend, there are things that you can do right now to help protect your home.

Don't wait. Set up a FREE Home Assessment to protect your home today.

To schedule your FREE Home Assessment:

Orange County Fire Authority

www.ocfa.org/RSG

Figure 31 Ready, Set, Go! Flyer on Home Assessment

Wildfire Home Risk Assessment

Are You READY?

READY! SET! GO!

Directions: Answer each question using assigned point values as it applies to the home. If the question does not apply, score it as a zero. Total the points to determine the risk level for the home.

Home

Condition found	Recommendation	Points	Total
The **home** has all non-combustible siding (brick, stucco, metal)		0	
The home has some vinyl siding	Replace siding with non-combustible material	5	
The home has some wood siding		10	
The **roof material** is non-combustible (metal, composition, tile) with no areas for fire embers to intrude (i.e. has bird stops, flashing at valleys, and blocking)		0	
The roof has wood shakes or areas for fire embers to intrude	Replace wood shake with Class A roof assembly with approved "blocking" material. Eliminate intrusion areas	20	
All **chimneys** have spark arresters		0	
Some chimneys do not have spark arresters	Install spark arresters with 1/2" non-combustible mesh[1]	5	
All **gutters** and roof are clear of combustible debris		0	
Some gutters and/or roof have combustible debris present	Clear all combustible debris from roof and gutters. Install screens on gutters to reduce the accumulation of combustible debris[1]	5	
All **eaves** are boxed to prevent ember collection underneath		0	
Some eaves are not boxed	Plug openings in open-eave areas with durable caulk. Install a non-combustible covering over blocking to eliminate openings	5	
All windows are dual pane with durable frame (one pane is tempered).		0	
Some windows are single pane or have wood frames or do not have any tempered glass	Replace with dual pane windows with a durable frame. One pane should be tempered	5	
All eave and cornice **vents** are baffled. All other vents are protected with 1/8" non-combustible mesh		0	
Some eave vents and cornice vents are present and are not baffled or some vents are not protected by 1/8" non-combustible mesh	Replace eave and cornice vents with approved baffled vents. Protect all other vents with 1/8" non-combustible mesh. Keep the areas around the vents clear of vegetation	10	
Patio cover is constructed or covered with non-combustible material (brick, stucco, metal) or is not within 10' of home		0	
Patio cover is constructed with uncovered combustible material and is within 10' of home	Replace with non-combustible material or cover with non-combustible material (brick, stucco, metal)	5	
All **balconies** are constructed or covered with non-combustible material (brick, stucco, metal, tile, etc.). Undersides are protected to prevent ember accumulation		0	
Some balconies are constructed with combustible material or combustible material is exposed or undersides are unprotected	Replace with non-combustible material or cover with non-combustible material. Protect undersides	5	
All **decks** are constructed with non-combustible material (composite, tile, brick, etc.)		0	
Some decking is constructed with combustible material (un-approved vinyl, wood, etc.)	Replace with non-combustible material or cover with non-combustible material	10	
The undersides of all **raised decks** are constructed or covered with non-combustible material (brick, stucco, metal, tile, etc.)		0	
The undersides of some raised decks are constructed with combustible material and not covered with non-combustible material (brick, stucco, metal, tile, etc.)	Replace with non-combustible deck or cover with non-combustible material (brick, stucco, metal, tile, etc.)	10	
All **fences, gazebos, and trellis's are** 10' or more from the home or are constructed with non-combustible material		0	
Some fencing, gazebos or trellis's are less than 10' from the home and constructed with combustible material	Replace fencing, gazebo or trellis with non-combustible material within 10' from the house	5	

Figure 32 Ready, Set, Go! Flyer on Wildfire Home Risk Assessment, Page 1

Landscape			
Condition found	**Recommendation**	**Points**	
All **vegetation** is green and well watered (not annual grasses) and/or drought resistant		0	
Some vegetation is dead or not drought or fire resistant	Remove ALL dead vegetation and replace with fire resistant planting material. Visit www.ocfa.org for recommendations	10	
All **shrubs** are at least 5' from structures		0	
Some shrubs are within 5' of structures	Replace shrubs with low lying vegetation or thin shrubs to 50% density	10	
All overhanging **limbs** are at least 10' above roofs and at least 10' away from structures		0	
Some overhanging limbs are less than 10' from roofs and structures	Remove all limbs within 10' from structures[1]	5	
All **taller vegetation** is pruned and separated from underbrush and separated from trees. Separation between shrubs and trees is at least 3 times height of shrubs. Separation between low lying vegetation and shrubs is at least 3 times height of low lying vegetation. Spacing between shrubs is at least three times width of shrubs		0	
Some taller vegetation hangs over underbrush creating a "fuel ladder" that can carry fire up and toward the home	Provide separation between low lying vegetation and shrubs. Provide separation between shrubs and trees.	10	
All **outbuildings** and secondary structures are at least 20' from the home or constructed with non-combustible material		0	
Some outbuildings and secondary structures are within 20' of the home and constructed with combustible material	Replace with non-combustible material or cover with non-combustible material	5	

Perimeter			
Condition found	**Recommendation**	**Points**	
Home has at least 100' of **brush clearance** around it or is protected by a formal and compliant "fuel modification" program		0	
Home has 30' - 100' of defensible space	Remove dead or dying vegetation within 100' of homes. Remove native vegetation within 30' of home. Thin native vegetation 50% density within 30' to 100' of home[1]	5	
Home has less than 30' of defensible space		10	
All firewood and other **combustible materials** are stored at least 30' from the home		0	
Some firewood or other combustible materials are stored against or within 30' of home	Move firewood and other combustible storage at least 30' away from home[1]	10	

TOTAL SCORE _____

For follow up questions regarding this risk assessment, please contact:

Consultation Performed by:

Name: _____

Phone: _____

Date: _____

SCORING:
During a wildfire, firefighters are better able to protect homes that have low scores. Firefighters may not be able to protect homes that have higher scores.

0: Your home has the **greatest potential for survivability** during a hostile wildfire.

5-20: Your home has been identified as a **low risk**. Recommendations indicated on this checklist should be addressed to increase the survivability of your home during a hostile wildfire.

25-40: Your home has been identified as a **moderate risk**. Survivability of your home will be an issue during a hostile wildfire. Recommendations indicated on this checklist should be completed.

45 and above: Your home has been identified as a **high risk**. The survivability of your home is low. Your home may be in extreme danger during a hostile wildfire. Recommendations indicated on this checklist are strongly encouraged to be completed.

For additional information on how to increase the chance your home will survive a wildfire, please visit the Orange County Fire Authority's Safety and Education page at **www.ocfa.org** and the State Fire Marshal's wildland urban interface products page at **http://osfm.fire.ca.gov/licensinglistings/licenselisting_bml_searchcotest.**

If you walk your property without an OCFA inspector and have questions afterwards feel free to contact us at 714-573-6774 or rsgoc@ocfa.org

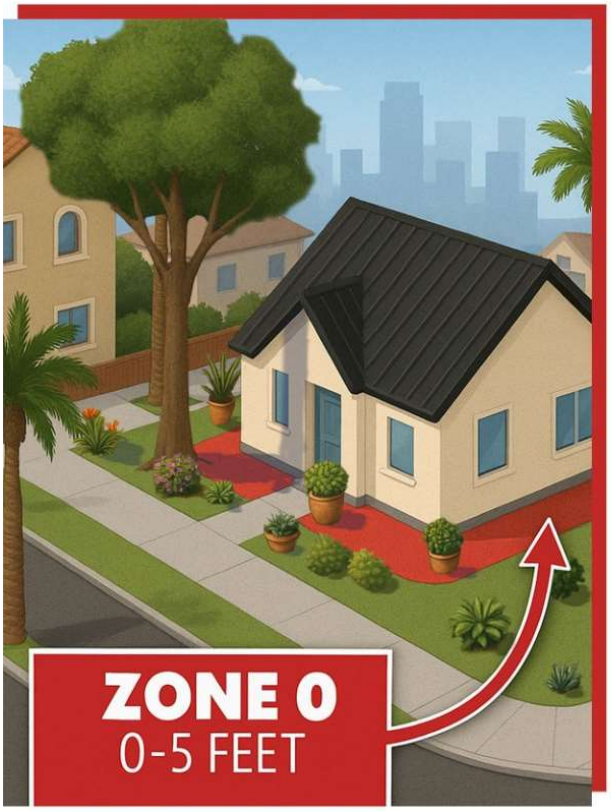
[1] For some homeowners, these recommendations may be requirements of the fire code. If the property is near a wildland area and is subject to a Defensible Space inspection, this is not just a recommendation, but a requirement and subject to a Wildland Inspection Notice.

Figure 33 Ready, Set, Go! Flyer on Wildfire Home Risk Assessment, Page 2

ZONE 0 AT-A-GLANCE

Wind-driven embers during wildfires are a leading cause of homes being destroyed, including in the 2025 Los Angeles fires. Californians can protect their homes by removing items that can ignite from these dangerous embers around the first five feet of their homes.

In 2021 state leaders passed a law that requires statewide guidelines that protect the area immediately adjacent to homes, which is knows as “Zone 0”. Since then, several cities have already adopted Zone 0 requirements on their own and the California Department of Insurance has established the Safer form Wildfires Program to enable home insurance discounts for implantation of these protective measures.



Zone 0 is the first five feet surrounding your home, decks, and attached structures. This area is called the ember-resistant zone and is critical to wildfire defense. The goal is simple: keep this zone completely free of combustible materials so embers or flames cannot ignite your home.

ZONE 0 GUIDELINES

- Use pavers, concrete, or other hardscape materials instead of combustible mulch.
- Clear dead weeds, grass, and debris; check roofs, gutters, and outdoor areas.

  Keep branches trimmed 10 feet away from chimneys and stovepipes.
- Minimize combustible items like furniture and planters on decks.
- Move firewood and lumber to Zone 2 for safety.
- Replace combustible fencing and gates with fire-resistant materials.

  Shift garbage and recycling containers to a safer area outside this zone.
- Relocate boats, RVs, and vehicles away from this zone to reduce fire risks.
- Plants can be added just outside Zone 0 as a way to maintain vegetaition around the home.

Figure 34 Zone 0 At-A-Glance, Page 1

ZONE 0 AT-A-GLANCE

THE SCIENCE BEHIND ZONE 0

In an ongoing collaboration, CAL FIRE - Office of the State Fire Marshal (OSFM) and the Insurance Institute for Business & Home Safety (IBHS) continue to conduct live burn demonstrations using a mitigated and nonmitigated structure.

The demonstrations provide a controlled environment to study how specific structural and landscape modifications mitigate wildfire risk, thereby offering data-driven insights into fire behavior and prevention.

Research has concluded that removing flammable materials within the first five feet of a structure prevents embers from starting a fire, greatly reducing the risk of ignition to exterior walls, eaves, and gutters—areas where wildfire embers can easily take hold. Keeping this area clear is one of the best protection measures you can take to protect your home.

- **Zone 0 Landscaping –** Non-mitigated home had wood mulch, plants, and a wooden fence within five feet, acting as a wick for flames. The mitigated home used gravel, hardscaping, and a metal fence, removing fuel for embers.
- **Vents –** Standard vents let embers enter and ignite the attic. Ember-resistant vents on the mitigated home blocked them.
- **Siding –** Flammable siding to the ground allowed flames to climb. The mitigated home used noncombustible material at the base.
- **Gutters –** Debris-filled plastic gutters fueled ember ignition. The mitigated home had clean metal gutters with noncombustible gutter guards to prevent debris accumulation.
- **Furniture –** Flammable outdoor furniture on the non-mitigated home ignited from embers. The mitigated home used noncombustible furniture, preventing ignition.

MORE RESOURCES LINKTR.EE/CALFIREZONE0
SCIENCE, VIDEOS, AND MORE...

Figure 35 Zone 0 At-A-Glance, Page 2

Links

Immediate Zone
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/12/Immediate-Zone-2025.pdf

Defensible Space
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/03/OCFA-RSG-Defensible-Space-1-1.pdf

Home Hardening
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/12/Home-Hardening-2025.pdf

Vegetation Management
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2026/01/OCFA-RSG-Vegetation-Management.pdf

Be Amber Aware
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/07/OCFA-RSG-Be-Ember-Aware-688b04d7e4fb9.pdf

Home Assessment
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/12/Home-Assessment-2025.pdf

Wildfire Home Risk Assessment
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/07/OCFA-RSG-Home-Assessment-Form-688b05b09d57e.pdf

Zone 0 At-A-Glance
https://34c031f8-c9fd-4018-8c5a-4159cdff6b0d-cdn-endpoint.azureedge.net/-/media/calfire-website/prepare/zone-0-at-a-glance.pdf

ORANGE COUNTY FIRE AUTHORITY
P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602-0125
TJ McGovern, Interim Fire Chief (714) 573-6000 www.ocfa.org

July 1, 2026

The Honorable Sheila F. Hanson
Presiding Judge
Orange County Superior Court
700 Civic Center Drive West
Santa Ana, CA 92701

Honorable Sheila F. Hanson:

The Orange County Fire Authority Board of Directors reviewed the Grand Jury report entitled "Wildfires Hit Home" during its June 25, 2026, Board of Directors meeting. At that same meeting, the OCFA Board also reviewed and authorized this formal response from our agency.

On behalf of the firefighters and professional staff of the OCFA, I want to extend our sincere gratitude for the time and effort the Grand Jury has dedicated to the residents of Orange County and wildfire safety throughout our region.

If I may be of service in the clarification of this response, please let me know.

Sincerely,

T.J. McGovern
Interim Fire Chief

CC: Orange County Grand Jury

Page Reserved for Board Minutes Reflecting Formal Action

Background and History of Wildfires in California

Over the past decade, the OCFA and its leadership have clearly and consistently articulated and acted upon three main, interconnected themes regarding wildfires in the West:

1) The days of a traditional "fire season" have been replaced by a year-round, never-ending threat of wildfires. Megafires, once an anomaly, are now a regular occurrence, and to paraphrase an evidence-based assertion by UCI researchers at the beginning of the decade: Each new year of the 21st century threatens to be yet another record-breaker of wildfire damage in California.

2) Of all our wildland firefighting tools, none are more valuable than the measures we use to prevent wildfires and the damage they cause. Indeed, from home hardening and defensible space to fire prevention education and risk reduction resources, the best wildland firefighting begins with prevention, education, and resilience.

3) Wildfires are no longer solely a fire service problem; they are an "all of us problem," and they can only be mitigated by *all of us* working together.

These same three themes emanate from "Wildfires Hit Home," and we are proud to share responses that illustrate our continuous commitment to better engage and educate all stakeholders to prevent wildfires and the destruction they cause.

RESPONSES TO GRAND JURY FINDINGS & RECOMMENDATIONS:

F1. More frequent and severe wildfires driven by increasingly hotter, drier, and windier conditions in the Orange County wildland-urban interface are escalating impacts on financial and non-financial resources. Among the financial costs are dramatic increases in homeowners' insurance premiums, nonrenewals, and inabilities to obtain insurance.

OCFA agrees in part and disagrees in part with this finding. While the OCFA agrees that more frequent and severe wildfires are occurring in our region, the OCFA lacks specific analysis, tracking, and regulation of homeowners' insurance premiums to agree or disagree with that portion of this finding.

F2. Actions that address conditions in the home ignition zone to significantly reduce ignition potential can prevent a community wildland-urban interface fire disaster or suburban conflagration.

OCFA agrees with the finding. OCFA aligns with wildland-urban interface (WUI) science, which is directly supported by fire behavior research from many reputable agencies, including CAL FIRE, the Office of the State Fire Marshal, and the National Fire Protection Association. This widely accepted data-driven evidence proves that addressing the home ignition zone is one of the most effective strategies to prevent fire disasters. Through proactive OCFA Community Risk Reduction initiatives and through home assessments, OCFA consistently educates the public in this arena.

F3. Expanded engagement with the community to raise awareness and provide support regarding home hardening and defensible space will increase effectiveness of wildfire risk mitigation and insurance risk reduction efforts.

OCFA agrees with the finding. Community engagement and education remains a core component of OCFA's current risk mitigation strategy, as evidenced by fully implemented and ever-expanding

comprehensive public education, property assessment, and home hardening support initiatives that actively address the intent of this finding.

F4. Achievement of community-level and property-level wildfire risk mitigation designations (such as Firewise USA Site, Fire Risk Reduction Community or Insurance Institute for Business and Home Safety certification) lessens wildfire risk and helps reduce insurance premium costs.

OCFA partially agrees with the finding. While the OCFA agrees that community- and property-level designations lessen localized wildfire risk (which is why the agency assists communities with the home assessments and safety verifications required to earn Firewise USA and Fire Risk Reduction Community status), we lack sufficient information or expertise to evaluate the impact of such measures on private insurance premium costs.

F5. All county residents should be made aware that Safer from Wildfire regulation requires insurers to provide discounts to homeowners and communities that implement home hardening and defensible space measures regardless of whether a property is located within a Fire Hazard Severity Zone.

OCFA agrees in part and disagrees in part with this finding. While the OCFA agrees that home hardening and defensible space significantly increase a structure's protection from wildfire, OCFA lacks the specific analysis, tracking, and regulation of homeowners' insurance premiums to agree or disagree with that portion of this finding. However, the OCFA agrees with the finding's suggestion that county residents should be made aware of any benefits that may be available to homeowners and/or communities that implement home hardening and defensible space measures. To that end, the OCFA will develop a notification program regarding this item.

F6. AB 888, California Safe Homes Grant Program, provides financial assistance to eligible homeowners, cities, counties, and special districts for home hardening and defensible space measures. Applying for and using these grant funds will reduce wildfire losses and improve insurability and resilience of vulnerable communities.

OCFA partially agrees with the finding. The OCFA wholly agrees that utilizing state grant funds under the California Safe Homes Grant Program (AB 888) significantly reduces localized wildfire losses and boosts structural resilience. However, OCFA lacks sufficient information or expertise to evaluate the impact of such measures on private market insurability.

RESPONSES TO GRAND JURY RECOMMENDATIONS:

R1. By December 31, 2026, the Orange County Board of Supervisors should plan to host a county-wide annual wildfire prevention fair for the County and all cities and fire service agencies, including Orange County Fire Authority, to showcase respective wildfire outreach programs, and for the first annual wildfire prevention fair to be scheduled no later than December 31, 2027.

This recommendation requires further analysis. As an independent fire service agency, the OCFA does not possess the jurisdictional authority to mandate or host a County-level event on behalf of the Board of Supervisors. However, if the Orange County Board of Supervisors chooses to establish and host this annual wildfire prevention fair, OCFA will fully cooperate by providing staff, educational assets, and promotional support to showcase our regional wildfire outreach and home hardening programs.

R2. By December 31, 2026, cities and fire service agencies, including Orange County Fire Authority should commit to participation in a county-wide annual wildfire prevention fair planned by the Orange County Board of Supervisors to showcase wildfire prevention outreach programs.

This recommendation requires further analysis. The recommendation has not yet been implemented, but will be in the future, contingent upon the County of Orange electing to plan the event. As stated above, if the County elects to move forward with R1 and R2, OCFA intends to participate and showcase its regional wildfire prevention outreach programs. Already, the OCFA hosts an annual Open House at its headquarters and annual Station Open Houses across the county, all of which are open to the public and showcase wildfire prevention resources and programs.

R3. – By December 31, 2026, cities, unincorporated areas, special districts, and fire service agencies in High and Very-High Fire Hazard Severity Zones should initiate planning activities to achieve community-level wildfire risk mitigation designations and/or establish a local Fire Safe Council within one year.

This recommendation has been implemented. The OCFA, in partnership with its member cities, is currently and actively executing the objectives put forth in this recommendation.

R4. By December 31, 2026, to ensure city residents are engaged and aware of wildfire risk reduction resources, OCFA member and non-member cities should provide information, develop their own outreach program, and establish a direct contact person(s) for their residents. This is in addition to whatever referrals or references made to OCFA outreach programs.

This recommendation requires further analysis. The recommendation cannot be implemented directly by the OCFA because it is directed at independent municipal governments rather than our agency. However, the OCFA currently works with its member agencies to ensure they are fully equipped to engage and educate residents through public education, localized risk reduction data, and technical wildfire safety guidance.

August 4, 2026

The Honorable Sheila F. Hanson
Presiding Judge of the Superior Court of Orange County
700 Civic Center Drive West
Santa Ana, CA 92701

RE: RESPONSE TO ORANGE COUNTY GRAND JURY REPORT, *WILDFIRES HIT HOME*

Dear Presiding Judge Hanson:

The City of La Palma has reviewed the Orange County Grand Jury Report, ***Wildfires Hit Home***. In compliance with the California Penal Code sections 933.05(a) and (b), the City was requested and is responding to each of the findings and recommendations directed to the City in this report. Each finding and recommendation is listed below, followed by the City's response, which was approved by the La Palma City Council on August 4, 2026.

The Grand Jury Report outlined six findings, all of which applied to La Palma:

- *F1. More frequent and severe wildfires driven by increasingly hotter, drier, and windier conditions in the Orange County wildland-urban interface are escalating impacts on financial and non-financial resources. Among the financial costs are dramatic increases in homeowners' insurance premiums, nonrenewals, and inabilities to obtain insurance.*

  Response: The City of La Palma partially agrees with this finding and concurs with the response provided by the Orange County Fire Authority (OCFA) in its July 1, 2026 letter. OCFA acknowledges that there are "more frequent and severe wildfires" in Orange County but "lacks specific analysis, tracking, and regulation of homeowners' insurance premiums to agree or disagree" with this finding. OCFA serves as the lead agency for fire-related issues on behalf of the City of La Palma, and the City relies on OCFA's expertise and analysis.

- *F2. Actions that address conditions in the home ignition zone to significantly reduce ignition potential can prevent a community wildland-urban interface fire disaster or suburban conflagration.*

  Response: The City of La Palma agrees with this finding. The City's response is based on the response provided by OCFA on July 1, 2026 and does not have any additional comments.

- *F3. Expanded engagement with the community to raise awareness and provide support regarding home hardening and defensible space will increase effectiveness of wildfire risk mitigation and insurance risk reduction efforts.*

Response: **The City of La Palma agrees with this finding. The City's response is based on the response provided by OCFA on July 1, 2026 and does not have any additional comments.**

- *F4. Achievement of community-level and property-level wildfire risk mitigation designations (such as Firewise USA Site, Fire Risk Reduction Community or Insurance Institute for Business and Home Safety certification) lessens wildfire risk and helps reduce insurance premium costs.*

  Response: **The City of La Palma partially agrees with this finding and concurs with the response provided by the OCFA in its July 1, 2026 letter. OCFA serves as the lead agency for fire-related issues on behalf of the City of La Palma, and the City relies on OCFA's expertise and analysis.**

- *F5. All county residents should be made aware that Safer from Wildfire regulation requires insurers to provide discounts to homeowners and communities that implement home hardening and defensible space measures regardless of whether a property is located within a Fire Hazard Severity Zone.*

  Response: **The City of La Palma partially agrees with this finding and concurs with the response provided by the OCFA in its July 1, 2026 letter. OCFA serves as the lead agency for fire-related issues on behalf of the City of La Palma, and the City relies on OCFA's expertise and analysis.**

- *F6. AB 888, California Safe Homes Grant Program, provides financial assistance to eligible homeowners, cities, counties, and special districts for home hardening and defensible space measures. Applying for and using these grant funds will reduce wildfire losses and improve insurability and resilience of vulnerable communities.*

  Response: **The City of La Palma partially agrees with this finding and concurs with the response provided by the OCFA in its July 1, 2026 letter. OCFA serves as the lead agency for fire-related issues on behalf of the City of La Palma, and the City relies on OCFA's expertise and analysis.**

The Grand Jury Report also outlined four recommendations, two of which applied to La Palma.

- *R2. By December 31, 2026, cities and fire service agencies, including Orange County Fire Authority should commit to participation in a county-wide annual wildfire prevention fair planned by the Orange County Board of Supervisors to showcase wildfire prevention outreach programs.*

  Response: **This recommendation will be implemented upon coordination by the Orange County Board of Supervisors. The City of La Palma is willing to participate in an annual event, as staffing and resources allow.**

DRAFT

- *R4. By December 31, 2026, to ensure city residents are engaged and aware of wildfire risk reduction resources, OCFA member and non-member cities should provide information, develop their own outreach program, and establish a direct contact person(s) for their residents. This is in addition to whatever referrals or references made to OCFA outreach programs.*

  Response: This recommendation will not be implemented because the City of La Palma is not in a wildfire zone. However, the City proactively and regularly communicates with residents about OCFA resources for fire-related programs and fire prevention and safety.

Thank you for the opportunity to comment on the Grand Jury Report. Should you have any questions or need any additional information, please contact Peter Kim, City Manager, at (714) 690-3334 or via email at citymanager@lapalmaca.gov.

Sincerely,

NITESH P. PATEL
Mayor
City of La Palma

NPP:pk

cc: La Palma City Council
Orange County Grand Jury
Peter L. Kim, City Manager

DRAFT

City of La Palma

Agenda Item No. 6

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Peter L. Kim, City Manager
AGENDA TITLE:	Response to the 2025-26 Orange County Grand Jury Report: California Housing Mandates, The Unintended Reshaping of Orange County Neighborhoods

---

RECOMMENDED ACTION:

Authorize the Mayor to sign a response letter to the 2025-26 Grand Jury Report, *California Housing Mandates, The Unintended Reshaping of Orange County Neighborhoods*, and authorize submittal to the Orange County Grand Jury.

BACKGROUND AND DISCUSSION:

On May 27, 2026, the Orange County Grand Jury released its 2025-26 Grand Jury Report, California Housing Mandates, The Unintended Reshaping of Orange County Neighborhoods. According to the Orange County Grand Jury, the purpose of the report was to evaluate both the intended and unintended consequences of housing mandates as they are applied within Orange County. Additionally, the report attempts to identify where state requirements may conflict with local capacity and community needs, and assess how recent legislative changes have shifted the balance between the state and local governments. Furthermore, the report seeks to establish a strategic framework for influencing future housing allocations within the Southern California Association of Governments by strengthening the role and effectiveness of the Orange County Council of Governments as the state prepares for the 7th Cycle (2029-2037). A complete copy of the report is attached and includes background, the reason and method for study, investigation and analysis, conclusion, findings, and recommendations.

In compliance with California Penal Code sections 933.05(a) and (b), the City was requested to prepare responses to each of the findings and recommendations directed to the City in this report. The Grand Jury Report outlined 22 findings and 20 recommendations. 11 findings and eight recommendations applied to the City of La Palma. Staff has reviewed the Grand Jury Report, and attached is a draft response as required by state law for City Council consideration.

Pursuant to California Penal Code sections 933 and 933.05, the City's response to the Grand Jury Report is due by August 27, 2026.

FISCAL IMPACT:

There is no fiscal impact related to the City's response to the Orange County Grand Jury.

ATTACHMENTS:

1. Orange County Grand Jury Report, California Housing Mandates, The Unintended Reshaping of Orange County Neighborhoods
2. Draft Response Letter

California Housing Mandates

The Unintended Reshaping of Orange County Neighborhoods

Orange County Grand Jury 2025-2026

This page left intentionally blank!

TABLE OF CONTENTS

SUMMARY 5
BACKGROUND 6
REASON FOR STUDY 9
METHOD OF STUDY 10
- RESEARCH 10
- INTERVIEWS 10
- OBSERVATIONS AND SITE VISITS 10
- PUBLIC FORUMS AND EVENTS 11
- GOVERNMENT MEETINGS 11
- DOCUMENT REVIEW 11
- CITY SURVEY 11

INVESTIGATION AND ANALYSIS 11
- STATE HOUSING MANDATES AND LOCAL IMPLEMENTATION 11
- ENVIRONMENTAL CONTEXT AND CEQA 13
- REGIONAL HOUSING NEEDS ASSESSMENT PROCESS 15
- REGIONAL HOUSING NEEDS ANALYSIS CHALLENGES 17
- PENALTIES FOR NOT HAVING AN HCD-APPROVED HOUSING ELEMENT 19
- PENALTIES FOR NOT MEETING HOUSING-PLAN CONSTRUCTION GOALS 20
- FEASIBILITY OF HOUSING MANDATE IN ORANGE COUNTY 20
- ONE SIZE DOES NOT FIT ALL 22
- CALIFORNIA AND ORANGE COUNTY POPULATION TRENDS 23
- 6TH CYCLE (2021–2029) HOUSING ALLOCATIONS IN OC 25
- CITY CHALLENGES 27
- 7TH CYCLE (2029-2037) CONCERNS 31

CONCLUSION 32
FINDINGS 34
RECOMMENDATIONS 36
RESPONSES CODE 40
RESPONSES 41
GLOSSARY AND ACRONYMS 45
BIBLIOGRAPHY 49
APPENDIX 55
- APPENDIX A: MAJOR HOUSING LAWS & WHAT THEY TRIED TO DO 55
- APPENDIX B: ORANGE COUNTY HOUSING MANDATE SURVEY QUESTIONS 65
- APPENDIX C: RESPONSIBILITIES 65
  - *Responsibilities of OCCOG* 65

Responsibilities of SCAG *66*
Responsibilities of HCD *66*

SUMMARY

California's perceived housing shortage has prompted the California Legislature to impose increasingly bureaucratic prescriptive State Housing Mandates (Housing Mandates) on local governments, with the stated goal of accelerating production across all income levels. Core frameworks such as the Housing Element and the Regional Housing Needs Allocation (RHNA) process require cities and counties to plan for significant increases in housing capacity. Many additional statutes have contributed to a streamlined development approval process and weakened local discretion with severe penalties for noncompliance. These measures are intended to overcome decades of the perceived underbuilding and restrictive zoning within cities, yet their cumulative effect has been to create unnecessary local government costs, confusion, inequity, and growing tension between state directives and local realities. All of these efforts have led to minimal housing being built.

In Orange County, a region defined by diverse cities, established neighborhoods, and distinct infrastructure constraints, as well as environmentally sensitive areas, these Housing Mandates operate as a one-size-fits-all system poorly suited to local conditions. Housing targets are derived from opaque formulas, that fail to account for land costs, land availability, funding limitations, labor shortages, construction costs, infrastructure capacity and accurate population projections. Without corresponding investments in transit, utilities, schools, parks, public safety, and affordable housing subsidies, the Housing Mandates themselves are largely impractical and difficult to achieve. In addition, because of the financial infeasibility of building low-income housing without subsidies, cities must approve developments with higher density to pay for and meet the affordable housing requirements. As a result, local cities face mounting pressure to comply with requirements that often lack economic and logistical feasibility.

The dissolution of local redevelopment agencies in 2012 eliminated a primary mechanism for financing and managing affordable housing at the local level. In response, the State layered new housing requirements through the Housing Mandates onto cities and counties without restoring comparable funding tools or infrastructure support. Although these laws are framed as solutions to homelessness and affordability, they have in fact caused unintended consequences that have not produced incremental housing production. This is primarily due to regulatory complexity, limited subsidies, and heavy reliance on private market forces. Over time, repeated legislative interventions to solve these challenges have only expanded state authority. This leaves local governments with fewer resources and diminished control.

Housing Mandates have significantly eroded local land-use authority, supplanting community-based planning with rigid, top-down rules. Residents experience a loss of

meaningful input; even as local officials remain legally responsible for compliance. Streamlined approvals frequently bypass public hearings and local design standards, shift liability to cities, and prioritize building over neighborhood character. The practical elimination of traditional single-family zoning and the widespread upzoning of existing neighborhoods threaten longstanding community character while limiting local oversight of height, density, parking, and environmental resilience.

The Southern California Association of Governments (SCAG) determines the RHNA housing allocation for most of Southern California. Within this framework, the Orange County Council of Governments (OCCOG) serves as the County's representative to SCAG in the RHNA process. The RHNA methodology and resulting allocations have been widely criticized as unrealistic, inequitable, and insufficiently transparent.[1] OCCOG's level of influence with SCAG is critical to regional planning outcomes. OCCOG needs substantial funding increases to better advocate in Sacramento and within SCAG to support OC jurisdictions.

Given the significant challenges and inequitable housing allocations experienced during the current RHNA 6th Cycle (2021-2029), it is imperative that Orange County begin strategic preparation for the upcoming 7th Cycle (2029-2037) process. Proactive planning will strengthen the County's ability to advocate within SCAG for fair, data-driven, and achievable housing allocations in the next cycle.

This report examines how Housing Mandates operate in practice within Orange County, and how well-intended legislation has produced unintended consequences for cities, neighborhoods, and local governance. It evaluates the feasibility, effectiveness, and equity of current state policies, and highlights the growing disconnect between mandated housing goals and the capacity of communities to absorb them responsibly. The report underscores the need for housing solutions that respect local conditions, restore meaningful public participation, and align development goals with infrastructure, funding, and community priorities.

BACKGROUND

California continues to experience some of the highest housing prices and rents in the nation, while some say housing production has not kept pace with population and employment growth[2]. State policymakers have concluded that fragmented local decision-making, restrictive zoning practices, and lengthy approval processes, have

[1] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf

[2] California Housing in 2025 - Advocacy - California Chamber of Commerce

contributed to this imbalance[3]. In response, the California Legislature has pursued a more centralized and enforceable approach to housing policy such as Senate Bill (SB)9, SB10, SB35, SB79, SB131, SB330, and Assembly Bill (AB)1050, AB2011(see Appendix A), shifting significant authority from local jurisdictions to the State. Since 2017, the California Legislature has enacted more than one hundred housing-related bills designed to establish clearer production expectations, reduce procedural delays, and strengthen enforcement mechanisms for jurisdictions that do not comply with state housing requirements.

The Housing Element Law (Government Code 65580-65589.11), originally adopted in 1969, remains the foundation of California's housing policy. The law requires every city and county to prepare a Housing Element as part of its General Plan that identifies how the jurisdiction will meet the housing needs of all income groups.[4] The RHNA process implements these Housing Mandates by assigning each jurisdiction a specified number of housing units—categorized by income level. Compliance is tied to eligibility for state housing and transportation funding, creating substantial financial implications for the County of Orange and its 34 municipalities.

Zoning has long been a cornerstone of local government authority, guiding development, and shaping the physical form of cities.

First introduced in the late nineteenth and early twentieth centuries to address public safety concerns, zoning has since expanded into a sophisticated regulatory system governing land use, building height, setbacks, lot coverage, density, and numerous other development standards. These tools enable local governments to align growth with infrastructure capacity, environmental constraints, and long-term planning objectives, while simultaneously delivering broad public benefits. In addition to protecting public health and safety by distancing residential areas from heavy industrial activities and ensuring reliable emergency access, zoning helps preserve neighborhood character and property values. It also supports community cohesion by balancing residential, commercial, and civic uses, and guides growth in ways that correspond with available public services and facilities. Moreover, zoning plays a vital role in safeguarding environmentally sensitive areas and reducing exposure to wildfire risks, underscoring its enduring importance as a foundational instrument of urban planning.

In recent years, traditional zoning practices have been subject to increasing scrutiny. Critics argue that low-density zoning and land-use restrictions have contributed to housing shortages, affordability challenges, socioeconomic segregation,

[3] In California, statewide housing reforms brush against local resistance | Brookings
[4] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf

automobile-dependent development, and exclusionary housing patterns.[5] Housing advocates, civil rights organizations, and some policymakers have cited these concerns as justification for significant state intervention and reform of local land-use authority.[6]

State leaders have relied on these critiques to support a series of Housing Mandates that expand the State's role in local planning decisions. These measures prioritize increased housing production as the central response to the State's affordability challenges. The underlying assumption is that a significant increase in supply will help reduce housing costs. However, historical data reviewed by the 25-26 Orange County Grand Jury (OCGJ) indicate that periods of high housing production in Orange County, including during the 1990s, did not consistently result in improved affordability.[7] This suggests that housing affordability is influenced by multiple factors other than housing supply, including land values, construction costs, wages, and regional economic conditions.

The dissolution of redevelopment agencies in 2012 further altered the local housing landscape. Redevelopment agencies had served as a significant source of financing for affordable housing and community revitalization projects through tax-increment financing and state-authorized planning powers. Their elimination removed a key funding mechanism for cities and counties.[8] In subsequent years, the State imposed additional Housing Mandates without restoring revenue sources, leaving jurisdictions and builders responsible for meeting expanded obligations with reduced financial capacity.

The current generation of State Housing Mandates (6th Cycle) reflects multiple statewide policy objectives. Early legislative proposals referenced a goal of constructing approximately 3.5 million new housing units; later that figure was reduced to approximately 2.5 million units.[9] Despite these goals, statewide production continues to fall short of identified need. To address this, state housing legislation has emphasized increased zoning density, reduced discretionary review, expanded ministerial approval pathways, strengthened density bonus incentives, and increased requirements for jurisdictions to facilitate affordable housing in lieu of government subsidies. Additional measures focus on locating new housing near employment centers and transit corridors to reduce commute times and greenhouse gas emissions.[10]

---

[5] National Low Income Housing Coalition - Land Use Restrictions and Affordable Housing
[6] Fixing California's housing shortage requires new policy and new politics - Berkeley Economy & Society Initiative
[7] Court Agrees Anaheim Violated State Law. Decision is a Big Win for Fair Housing in California | California Department of Housing and Community Development
[8] California Post-RDA Affordable Housing Developer Survey: Analysis of Results - San Francisco Fed
[9] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf
[10] California State Senate Recent Legislative Actions

Collectively, these policies mark a significant shift in California's approach to land-use governance. While intended to address housing shortages and affordability concerns, they have also raised questions regarding feasibility, infrastructure capacity, public engagement, and the long-term effects on established communities. These issues are particularly relevant in Orange County, where many cities are fully built out, constrained by environmental concerns, geography, and infrastructure limitations, and seeking to balance statutory obligations with community priorities and public expectations. The impact on Orange County and its 34 cities in meeting these Housing Mandates deserves intense scrutiny.

REASON FOR STUDY

The expansion of Housing Mandates has provoked public awareness and challenged local governments. Media coverage has grown, reflecting divergent viewpoints regarding the Housing Mandates' effectiveness, equity, and long-term consequences. Cities across Orange County have responded in a variety of ways, adopting compliance strategies that differ widely in breadth, transparency, and community engagement. Residents have expressed a similarly broad range of perspectives, from support for expanded housing opportunities to concerns regarding neighborhood impacts, infrastructure strain, loss of local control, and limitations on public participation in land-use decision-making.

Housing Mandates have the potential to significantly reshape the character of Orange County Communities.

Beyond requiring increased zoning density and higher residential densities, the Housing Mandates influence demographic patterns, neighborhood character, transportation systems, public services, and environmental concern. Local jurisdictions must absorb these impacts without corresponding state investment in infrastructure, affordable housing subsidies, or restoration of tools previously used to manage growth, such as redevelopment agency financing.

Given these conditions, this report attempts to evaluate both the intended and unintended consequences of Housing Mandates as they are applied within Orange County. It will identify where state requirements may conflict with local capacity and community needs and assess how recent legislative changes have shifted the balance between state authority and local governance. In addition, this report seeks to establish a strategic framework for influencing future housing allocations within SCAG by strengthening the role and effectiveness of OCCOG as we move into the next planning phase.

METHOD OF STUDY

In conducting this study, the OCGJ employed a multi-method approach designed to gather information from a broad range of governmental, professional, construction industry, and community perspectives. The methodology included research, interviews, observational site visits, document review, surveys, and participation in relevant public forums. This comprehensive approach allowed the OCGJ to evaluate how Housing Mandates are interpreted, implemented, and experienced across Orange County jurisdictions.

Research

The OCGJ conducted extensive background research using publicly available sources, including:

- Governmental and agency websites
- Online news and media sources
- Local and Community news outlets

Interviews

The OCGJ conducted interviews with representatives from the following organizations and groups:

- City leadership from multiple Orange County cities
- Sitting and former city officials
- Orange County Council of Governments (OCCOG)
- Orange County Public Works – Development Services
- Orange County Housing & Community Development
- Local housing program administrators
- American Institute of Certified Planners (AICP) – housing specialists
- Private-sector builders and development professionals

Observations and Site Visits

OCGJ members conducted guided site visits and observations of housing and mixed-use developments, including:

Multiple retail and housing developments (market rate, affordable and low income) in:

- Huntington Beach
- Midway City
- Anaheim
- Santa Ana
- Westminster
- Irvine

- San Juan Capistrano

Public Forums and Events

The Members of the OCGJ attended:

- The 2025 Chapman Economic Forecast
- Newport Beach Community Forum
- Foothills Neighborhood Association Town Hall

Government Meetings

The Members of the OCGJ attended:

- Orange County Board of Supervisors
- Orange County Council of Governments (OCCOG)
- Technical Advisory Committee (TAC), a subcommittee of OCCOG
- Monitored City Council meeting within the County

Document Review

- Complaints and correspondence submitted by Orange County residents.
- Community Development Records from applicable jurisdictions

City Survey

The OCGJ developed and distributed written survey questions to Orange County cities to gather information concerning:

- Housing Element compliance strategies
- Local responses to Housing Mandates
- Community engagement processes
- Infrastructure and resource constraints

INVESTIGATION AND ANALYSIS

State Housing Mandates and Local Implementation

The Housings Mandates, through the laws approved by the California Legislature, have pursued a more centralized and enforceable approach to housing policy (Appendix A), shifting significant authority from local jurisdictions to the State. Since 2017, the California Legislature has enacted more than one hundred housing related bills, designed to establish clearer production expectations, reduce procedural delays, and strengthen enforcement mechanisms for jurisdictions that do not comply with state housing requirements.

California's housing statutes are not aspirational guidelines; they carry the force of law and impose affirmative legal obligations on local jurisdictions. Cities are therefore required to plan for, accommodate, and in many cases, approve housing development consistent with Housing Mandates, regardless of local political preferences, historic planning practices or public consensus.

According to California State policy guidance, the Housing Mandates are intended to address decades of housing underproduction that state policymakers identify as contributing to rising housing costs, overcrowding, displacement, reduced economic mobility and a lack of affordable housing.[11] From the State's perspective, reliance on regional and local discretion has not consistently generated housing at levels necessary to improve affordability, particularly for lower and moderate-income households.[12] In response, the California Legislature and HCD have adopted a compliance driven model designed to ensure that every jurisdiction contributes to meeting statewide housing needs.

Orange County cities differ significantly. Th OCGJ's investigation focused on areas where the state's rapidly evolving legislative requirements conflicted with local zoning practices, infrastructure constraints, and past practices. It also examined how recent statutory reforms shifted authority away from local jurisdictions toward state oversight and enforcement, reshaping the governance methodology and altering both the practical and legal responsibilities of cities.

Within this context, this report does not question whether cities must comply with state housing law—they must—but rather this report's objective is to assist Orange County jurisdictions and the public in understanding the framework within which they operate and enhance the possibility of good planning practices and design. During interviews, city officials and builders described to the OCGJ the benefits of citizen engagement, proactive and early coordination on planning, realistic site inventories, and timely engagement with state agencies to avoid punitive actions.

Public communication and civic education is essential. Several Orange County cities reported undertaking efforts to engage residents and explain how the Housing Mandates affect local decision-making authority, including reductions in traditional zoning discretion. Transparent public outreach was identified as an important practice for maintaining community trust and managing expectations in an era of constrained local control.

Through interviews, document review, site observations, and comparative analysis, several key themes emerged and are expanded on below:

[11] Statewide Housing Plan
[12] California Legislative Analyst's Office - California Housing

- Environmental Context and CEQA
- RHNA Process
- RHNA Challenges
- Penalties of Not Having an Approved HCA Housing Element
- Penalties for Not meeting Approved Housing Plan
- Feasibility of Housing Mandate in Orange County
- One Size Does Not Fit All
- California and OC Population Trends
- 6th Cycle Housing Allocations in OC
- City Challenges
- 7th Cycle Concerns

Environmental Context and CEQA

In 1970, California enacted the California Environmental Quality Act (CEQA) with broad legislative support. These are the broad body of environment laws that attempt to protect California's environment[13]. Its core purpose is to ensure that state and local government agencies identify and publicly disclose the environmental impacts of proposed projects before approving them.[14] Importantly, CEQA does not prohibit development; it ensures development is done responsibly, with environmental protections, public notice, and accountability. It has played a key role in shaping California's environmental standards for over five decades. Yet recent housing laws are chipping away at these hard-won environmental protections and may put our environment at risk.

Over time, the California Legislature has adopted amendments intended to streamline housing projects. Several interviewees asserted that recent statutes—including A130 and SB131—have the effect of narrowing CEQA's environmental review for qualifying housing projects by expanding ministerial or exempt pathways[15]. Before CEQA and the Federal Clean Air Act, Southern California experienced severe air pollution, with the region enduring over 200 days each year of unhealthy ozone levels.[16] In the 1970s, this led to frequent smog alerts and restrictions on outdoor activity for vulnerable residents[17]. Longtime residents recall this period as one when smog was so persistent it regularly obscured visibility and affected daily life. Today, air quality in Southern California is dramatically improved, with far fewer unhealthy-air days due to decades of

[13] PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California
[14] South Coast Air Quality Management District - CEQA
[15] California Lawmakers Approve Major Overhaul of Landmark Environmental Law | KQED
[16] How Los Angeles Began to Put its Smoggy Days Behind | History & Society | PBS SoCal
[17] Los Angeles Historical Air Quality Analysis: AQI, PM, CO, SO2, NO2, O3

CEQA measures that have collectively transformed the air basin and made local conditions significantly cleaner and healthier than during the smog-filled 1970's.[18]

A smoggy aerial view of downtown Los Angeles in January 1975.

Polling in California consistently shows strong public support for environmental protection, though some surveys also indicate support for regulatory changes aimed at increasing housing production and lowering costs.[19]

Recent laws have made it simpler to construct housing by scaling back environmental controls.[20] While this may accelerate development, it also threatens to weaken important environmental protections that California has relied on for decades. And importantly, there is no guarantee that these streamlined projects will provide affordable homes or meaningfully improve the housing crisis.

[18] How Los Angeles Began to Put its Smoggy Days Behind | History & Society | PBS SoCal
[19] PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California
[20] In California, statewide housing reforms brush against local resistance | Brookings

Regional Housing Needs Assessment Process

RHNA is the State mandated process that determines the number of new housing units across various income levels that each city and county must plan for each 8-year cycle.[21] It requires local governments to zone adequate land to meet projected regional housing needs.[22] RHNA is implemented through the HCD whose mission statement emphasizes safe, affordable homes and sustainable communities.[23]

The RHNA process begins with HCD's review of household growth projections to estimate future housing needs by region. The California Department of Finance shares demographic projections with regional planning bodies known as Councils of Governments (COGs). These projections form the basis for RHNA determinations among California regions, and each COG then develops suballocations for counties and cities within its jurisdiction. Each city is required to update a Housing Element as part of its General Plan, describing objectives, programs, and housing sites consistent with RHNA goals. In recent years, the California Legislature has enacted statutes expanding HCD's authority in reviewing and enforcing RHNA related plans.[24]

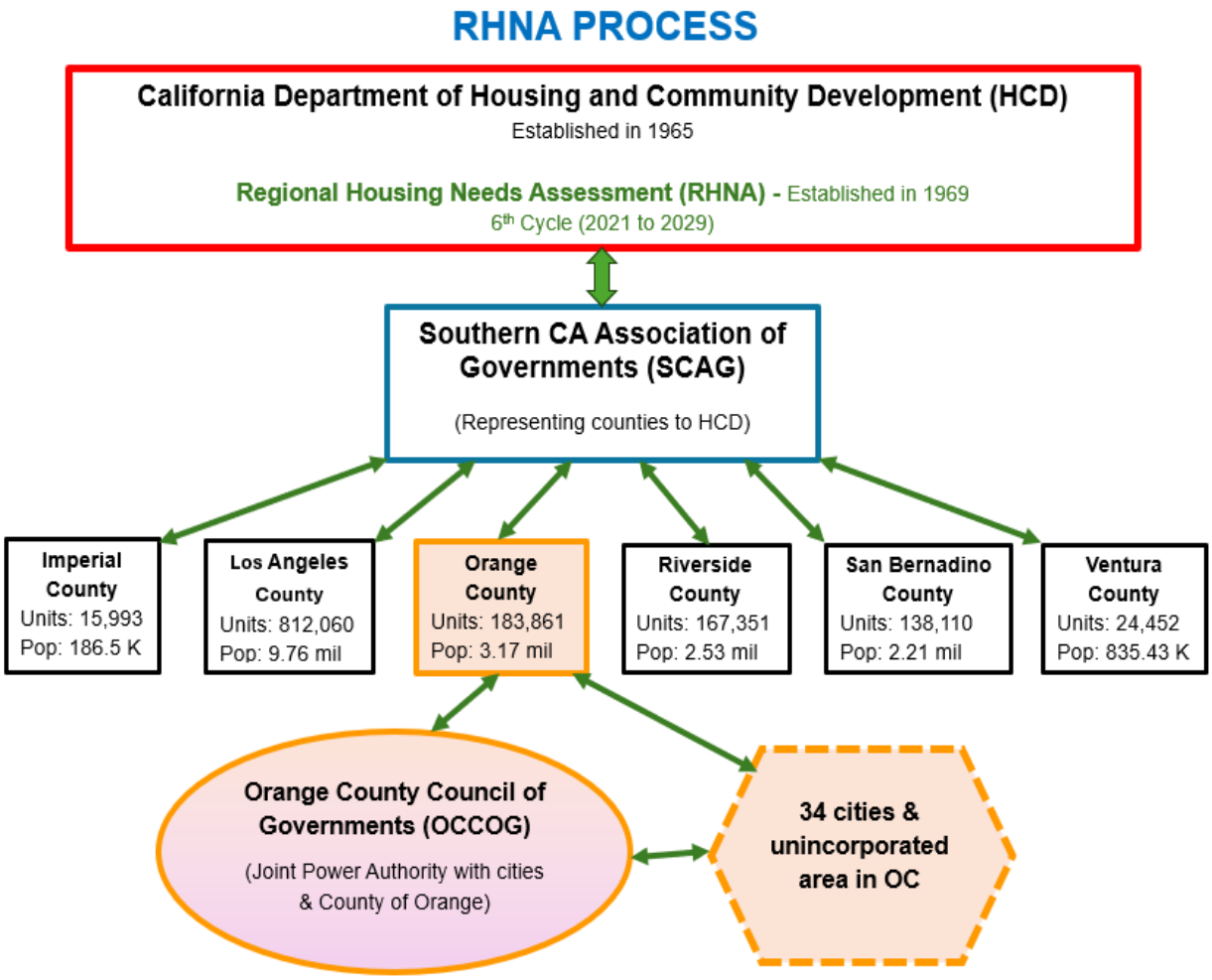
SCAG is the largest COG in the State which includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. SCAG represents 197 jurisdictions across more than 38,000 square miles. SCAG develops RHNA allocations for its member jurisdictions and also engages at the state level on issues relevant to regional planning, including housing legislation.[25]

OCCOG, established as a joint power's agency in 1996, serves as a representative of Orange County to SCAG on RHNA planning (and other issues, i.e., transportation). The organization emphasizes collaboration, transparency, and consistent advocacy to ensure Orange County's interests are effectively represented in regional planning, areas where the OCGJ has identified deficiencies.[26]

OCCOG's charter describes it as a voluntary advisory association of local governments seeking sub regional and regional planning, coordination, and technical assistance on issues of mutual concern. OCCOG has an Executive Director and minimal staff. A member of the Orange County Board of Supervisors serves on the OCCOG Board and is the SCAG representative for the County of Orange.[27]

---

[21] California Housing Element Law Explained – Legal Clarity
[22] The California State of Real Estate - Realtor.com Economic Research
[23] Welcome to HCD! | California Department of Housing and Community Development
[24] Enforcement Authority | California Department of Housing and Community Development
[25] About us | Southern California Association of Governments
[26] Orange County Council of Governments
[27] Orange County Council of Governments



SCAG adopted its 6th Cycle housing allocation plan for the period of October 2021 through October 2029. The plan assigns 1,341,827 additional housing units across the SCAG region—which includes most of Southern California—and distributes those units among cities and unincorporated areas, including those in Orange County.[28]

Stakeholders reported that the 6th Cycle methodology resulted in a significant housing unit increase compared with the 5th Cycle allocation to SCAG of 411,953 units; representing approximately a 300% increase. The dramatic increase prompted the municipalities to request reviews and appeals of their assigned housing requirements. In response, HCD cited multiple reasons for the regional increases including unit overcrowding, affordability indicators, the ongoing effects of previously unbuilt housing units during the 2008 recession and the statutory adjustment factors under California Government Code § 65584.01 (statutory formula)[29]

[28] Southern California COG Regional Housing Need Determination
[29] Southern California COG Regional Housing Need Determination

Summarized are the five objectives that the COGs (i.e. SCAG) must further in their allocation methodology (Gov. Code § 65584(d)):[30]

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, resulting in allocations for low and very low-income households, and providing for extremely low and acutely low-income allocations within the range prescribed by statute
- Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, encouraging efficient development patterns, and achieving greenhouse gas reduction targets pursuant to Government Code section 65080.
- Improving the intraregional relationship between jobs and housing, including balance between low wage jobs and housing affordable to low wage workers.
- Allocating a lower proportion of housing need to an income category where a jurisdiction already has a disproportionately high share of households in that category relative to the countywide distribution.
- Affirmatively furthering fair housing.

These objectives are intended to support more economically diverse communities by assigning housing to high resource, job rich areas and by encouraging infill development while protecting environmental resources (CEQA).[31] RHNA assigns targets to each jurisdiction by income category. For the 6th Cycle, the four income categories are: Very Low (≤ 50% of county median income), Low (50–80%), Moderate (80–120%), and Above Moderate (≥ 120%)[32]. Through HCD and RHNA, California instructs and enforces compliance with specific housing targets.

Regional Housing Needs Analysis Challenges

The cities' leadership in Orange County offered multiple critiques of RHNA, including: (1) allocation methodology at SCAG does not reflect local housing need, (2) concerns of fairness in allocation across jurisdictions, (3) the appeal process to SCAG by local governments were consistently denied, and (4) assigned housing goals do not consistently translate into actual permitting, especially for lower income households.[33] HCD has stated that RHNA goals should not be interpreted as a production forecast but

[30] California Department of Housing and Community Development |
[31] The 5 Statutory Objectives of the RHNA Methodology
[32] State Housing Law Program | California Department of Housing and Community Development
[33] Best Practices for Allocating & Evaluating RHNA

as a planning objective.[34] Even with this planning objective, Orange County jurisdictions reported significant operational and fiscal challenges associated with implementation.

Jurisdictions described resource constraints that affect their ability to implement the Housing Mandates consistent with legislative intent, including staffing limitations, the need for specialized consultant support, and budget constraints. Several cities characterized RHNA determination and compliance as complex and costly. Some cities reported spending hundreds of thousands of dollars (sometimes reaching close to $1,000,000) to meet the reporting mandate. Taxpayer money spent on planning does not directly result in the construction of housing units.

Interviewees also reported that SCAG's approved methodology is complex and difficult for elected officials to communicate their housing allocation and ultimate Housing Element to their constituents. HCD and SCAG should take steps to improve the RHNA processes, including enhancing communication transparency and simplifying data driven methodologies. Additionally, recognizing the compliance costs to taxpayers cannot be left unaddressed even as the 7th Cycle planning is currently underway.

In October 2021, the California State Joint Legislative Audit Committee approved an emergency audit of HCD's regional determination process, citing limited public visibility of calculation methods and a need for independent review.[35] Further, the audit identified errors in certain data calculations and raised concerns[36]. The California State Auditor subsequently issued findings that criticized aspects of HCD's methodology indicating potential inflation of requirements by a substantial number of housing units.[37] Some of the cited errors included the use of very outdated and inaccurate vacancy factor rates[38]. One report even suggests base information used was from the 1980's[39]. Others reported that HCD relied on population projections that differed from California Department of Finance forecasts, which generally show relatively modest long-term growth, and instead used assumptions that resulted in significantly higher projected housing needs.[40] HCD's response, to the California State Auditor, and on their website, acknowledged there was room for improvement and addressed the allocation criticisms in very general terms but did not mention that the numbers had been or would be corrected.[41]

[34] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf
[35] California Auditor Report 2021-125
[36] California Auditor Report 2021-125
[37] More Homes, Hardly Any Population Growth—So Why Is California Still So Expensive?
[38] CA Auditor Bashes State's Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight
[39] CA Auditor Bashes State's Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight
[40] Court: 'Regional Housing Need' Determinations Aren't Judicially Reviewable - Davis Vanguard
[41] California State Auditor - Report 2021-125 Recommendation 3 Responses

Separately, in June 2021, OCCOG, on behalf of the Orange County cities, filed a judicial challenge to HCD's regional housing determination, arguing that HCD failed to follow statutory requirements in developing the RHNA allocation.[42] The trial court dismissed the petition in November 2021, and the Second District Court of Appeal affirmed that dismissal in July 2023, holding that neither OCCOG nor its member cities could challenge HCD's methodology.[43] On August 24, 2023, the OCCOG Board authorized counsel to petition the California Supreme Court for review, but the Court denied the petition on October 11, 2023, effectively ending OCCOG's legal challenge.[44] During the 6th Cycle process, SCAG received 48 appeals from cities challenging their housing allocation within their 45-day appeal period. After SCAGs review, they quickly denied 47 of them.[45] This demonstrates limited jurisdictional influence over the allocation and appeal process. This series of rulings confirms that HCD's statutory authority has been upheld by the courts, and that any changes sought by local jurisdictions may be addressed better through the legislative process rather than litigation.

Penalties for Not Having an HCD-Approved Housing Element

A city that fails to obtain certification of its Housing Element from the HCD is considered out of compliance with state Housing Element Law and becomes subject to a range of escalating enforcement actions.[46] HCD's Housing Accountability Unit (HAU) has authority to initiate enforcement, including referral to the California Attorney General for legal action when a jurisdiction does not meet statutory planning requirements.[47] When a city is out of compliance, it can be exposed to severe statutory penalties, such as lawsuits by the Attorney General or outside entities, court-imposed fines ranging from $10,000 to $600,000 per month, and court orders that may mandate project approvals, require rezoning, suspend a city's authority to issue building permits, or even strip the city council of land-use authority until compliance is achieved.[48]

The most concerning and widely known consequence of noncompliance is the Builder's Remedy, which restricts a city's ability to deny qualifying housing projects even when they conflict with the city's General Plan or zoning rules.[49] Under this provision, developers may propose larger, denser projects that bypass local zoning controls if at least 20% of the units are affordable to low-income households or if the project is 100%

[42] OCCOG Press Release HCD
[43] Orange Cnty. Council of Gov'ts. v. Velasquez - vLex United States
[44] Orange County Council of Governments
[45] Orange County Council of Governments
[46] Analysis Finds Davis Not on Track to Meet Housing Requirements without Approval of Two Voter Projects - Davis Vanguard
[4747] Analysis Finds Davis Not on Track to Meet Housing Requirements without Approval of Two Voter Projects - Davis Vanguard
[48] Housing Open Data Tools | California Department of Housing and Community Development
[49] "Builder's Remedy" Reform Bill Approved by Governor Newsom | Allen Matkins

moderate-income.[50] Cities without a compliant Housing Element lose their ability to regulate these projects through their typical zoning constraints unless they can demonstrate specific, adverse health or safety impacts.[51] Additional consequences include loss of access to key state funding sources and being placed on a shorter four-year Housing Element update cycle rather than the standard eight-year schedule.[52]

As of this writing, some Orange County cities—such as Huntington Beach and Seal Beach—have not yet obtained certification of their Housing Elements for the 6th Cycle or have been subject to enforcement actions related to noncompliance, while others, such as Costa Mesa, have only achieved compliance after delays and state intervention.[53]

Penalties for Not Meeting Housing-Plan Construction Goals

While RHNA production targets are planning requirements, not actual construction mandates – cities may face meaningful consequences if they fail to implement the programs and rezoning commitments included in their certified Housing Elements. HCD's HAU monitors compliance with both Housing Element commitments and state housing laws, and violations may prompt enforcement letters, monitoring actions, or legal referrals to the Attorney General.[54] Courts have shown a willingness to override local discretion when a city's failure to implement its Housing Element prevents the jurisdiction from accommodating its assigned RHNA allocation.[55] In some cases, courts may mandate rezoning, invalidate local development restrictions, or require approval of specific projects to ensure that adequate housing capacity is created.[56]

Feasibility of Housing Mandate in Orange County

The feasibility of California's Housing Mandates in Orange County raises significant practical concerns. HCD, during the 6th Cycle, has allocated 183,161 housing units to Orange County to be constructed by 2029 with 30% being considered 'affordable'. However, according to the US Census Bureau, Orange County is only producing an average of 5,000 units a year over the past 5 years.[57] Clearly this is a dilemma for the County. While it is relatively easy for the California Legislature to pass ambitious housing laws, the actual construction of these units is far more challenging. The Housing Mandates may be well-intentioned but translating them into real-world development is complex, due to constraints in land availability and costs, infrastructure

[50] Builder's Remedy Primer
[51] The Builder's Remedy and Housing Elements
[52] Housing Elements | California Department of Housing and Community Development
[53] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[54] Enforcement Process | California Department of Housing and Community Development
[55] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[56] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[57] Index of /programs-surveys/popest/tables

capacity, high construction and labor costs, community acceptance, and capital formation.

Capital formation for housing development in Orange County faces significant challenges. The cost of capital remains high, and the long timeline required to entitle, build, and eventually generate revenue increases financial risk for developers. Interest-rate volatility further complicates financing, affecting both equity investment and construction loan terms. At the same time, affordable housing projects often struggle to qualify for limited government subsidies, leaving many developments financially infeasible. These pressures are intensified in Orange County, which has some of the highest land and construction costs in California, making lower-income housing especially difficult to deliver without substantial public support.[58] [59] [60] [61]

Most parts of Orange County are already built out, leaving limited land available for new development. Substantial portions of the remaining undeveloped areas are further constrained by coastal regulations, floodplains, wildfire-prone zones, steep hillsides, protected open space, and other environmentally sensitive lands. These physical and regulatory barriers significantly reduce the amount of land that can realistically be developed. At the same time, the County faces substantial infrastructure limitations—including constraints on water and sewer systems, road capacity and traffic circulation, parking availability, schools, parks and recreation space, transit corridors, and even utilities such as electricity and natural gas. Taken together, these constraints sharply limit how much additional housing can be accommodated, even when zoning or Housing Mandates call for higher densities.

High construction costs remain a major obstacle to new housing production, driven by escalating prices for essential building materials such as lumber, steel, concrete, and electrical components. Persistent labor shortages across skilled trades further compound these costs, as limited labor supply leads to higher wages and project delays. Appliance costs have also risen significantly, especially for energy-efficient or higher-end models now commonly required by building codes or market expectations. Additionally, the desired level of luxury or finish, such as premium flooring, countertops, fixtures, and community amenities, can substantially increase overall project budgets, making even modest housing developments expensive to deliver.

Reports indicate it cost approximately $500,000 to $800,000 to build a one-bedroom low-income rental unit in Orange County. Low Income units require rental subsidies.

---

[58] Turner Center UC Berkeley Development Math
[59] Interest Rates Impact Construction Project Funding
[60] CHP State Housing Needs Report
[61] The High Cost of Producing Multifamily Housing in California: Evidence and Policy Recommendations | RAND

With declining federal, state, and local funding subsidies, it is difficult to build affordable housing. Developer interest therefore is focused on market rate housing production.

In short, Housing Mandates are legally binding, yet remain extraordinarily difficult for many cities to achieve. ~~While~~ While RHNA serves a key role as a planning tool, requiring cities to zone for additional housing and align local policies with statewide objectives, meeting the full scale of assigned housing targets, especially for lower-income households, is often unrealistic without sustained public funding, expanded infrastructure, and ongoing State support. In practice, the Housing Mandates alone do not produce homes. Achieving HCD/SCAG goals in Orange County ultimately depends on market-responsive policies, and complementary funding strategies. It is not simply higher numerical requirements or punitive measures.

In practice, Housing Mandates alone do not build homes.

One Size Does Not Fit All

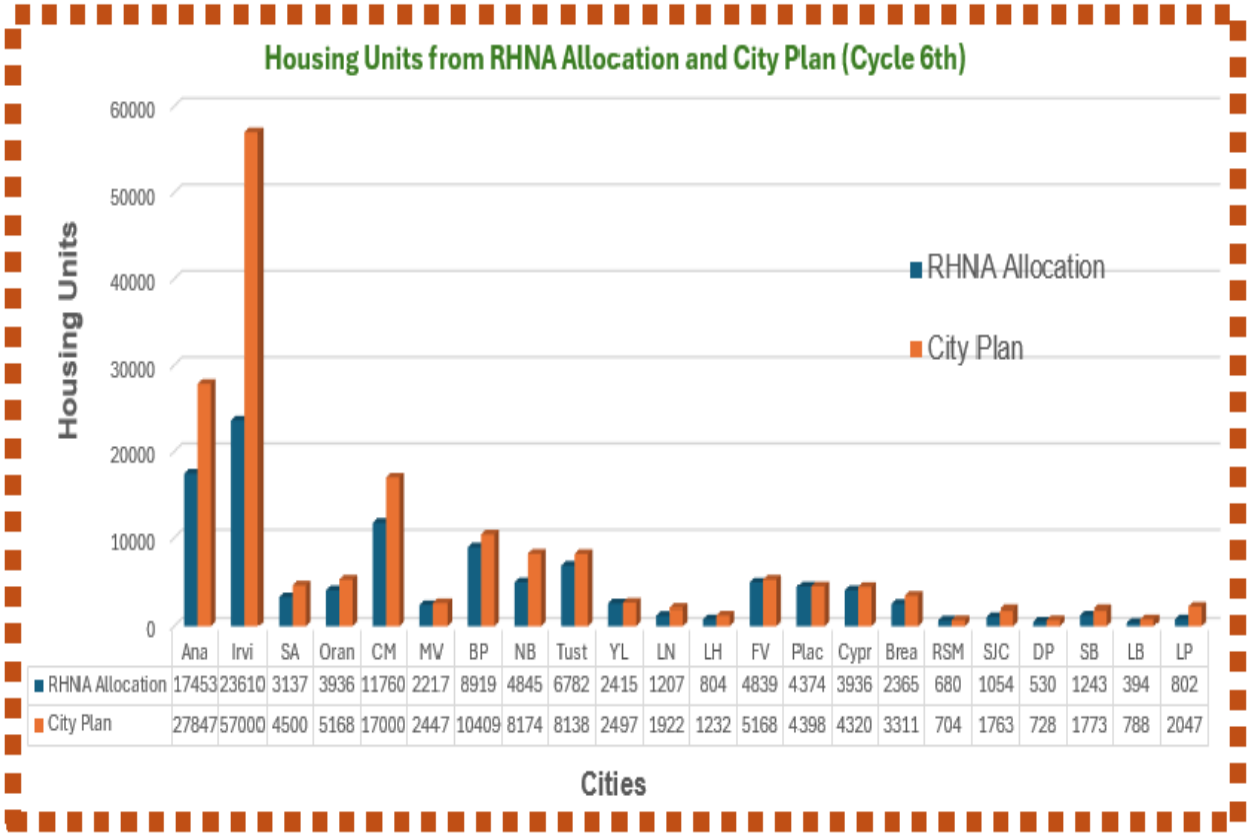
California's statewide Housing Mandates are intended to address a persistent and perceived shortage of housing.[62] However, the OCGJ found that the uniform statutory framework governing the RHNA process can function as a blunt instrument when applied across jurisdictions with widely differing conditions. City leadership consistently noted that a one-size-fits-all approach may not fully account for the unique character, environmental, infrastructural, economic, demographic, and geographic circumstances facing individual communities.

Several stakeholders noted that the RHNA process does not adequately differentiate among jurisdictions with varying levels of infrastructure capacity, longstanding physical or environmental constraints, or distinct development patterns. In particular, it fails to account for older, largely built-out cities—such as Garden Grove, Westminster, La Habra, and Fountain Valley, where available land is minimal and new housing can occur primarily through infill development. In these contexts, construction is typically more complex and costly, further challenging feasibility. As a result, some local governments face disproportionate burdens in accommodating housing allocations that do not fully reflect on-the-ground constraints and local conditions.

The OCGJ notes that perspectives on this issue varied considerably. Interviewees from fast-growing or infrastructure-rich areas were more likely to support uniform standards, arguing that consistent requirements prevent jurisdictions from avoiding their fair share of housing obligations. Others expressed the view that Housing Mandates are necessary to overcome decades of underproduction and local resistance to growth.

[62] California Department of Housing and Community Development | California Department of Housing and Community Development

Ultimately, comments on the adequacy and fairness of California's uniform approach depended heavily on local context and a jurisdiction's capacity to absorb additional housing.



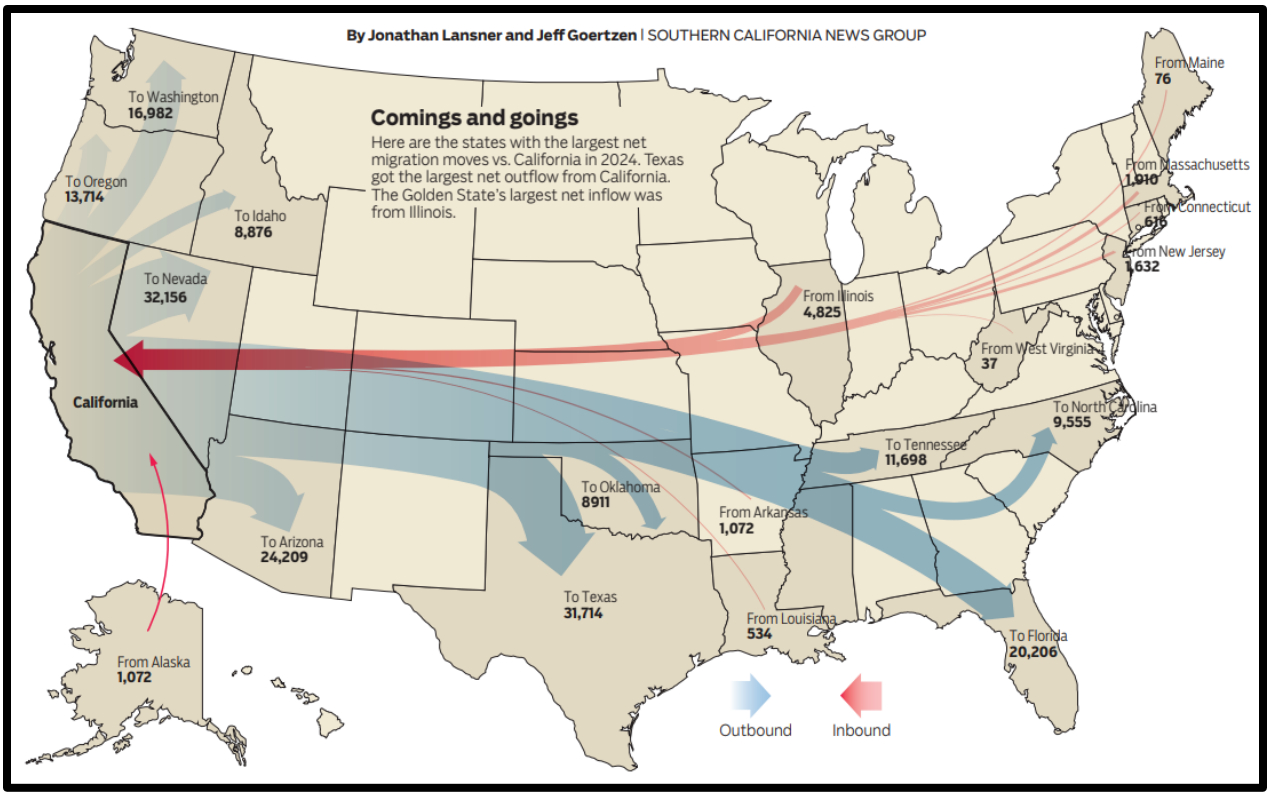
	Ana	Irvi	SA	Oran	CM	MV	BP	NB	Tust	YL	LN	LH	FV	Plac	Cypr	Brea	RSM	SJC	DP	SB	LB	LP
RHNA Allocation	17453	23610	3137	3936	11760	2217	8919	4845	6782	2415	1207	804	4839	4374	3936	2365	680	1054	530	1243	394	802
City Plan	27847	57000	4500	5168	17000	2447	10409	8174	8138	2497	1922	1232	5168	4398	4320	3311	704	1763	728	1773	788	2047

Data source: Cities' responses to the 2526 Grand Jury's survey

California and Orange County Population Trends

Over the past three decades, California has undergone a profound demographic shift. After more than a century of rapid population expansion (growing from under 20 million in 1970 to nearly 40 million by 2020) the State's growth has slowed dramatically, and in recent years has turned negative.[63] According to the Public Policy Institute of California, California lost 322,000 residents between July 2020 and July 2022 due largely to emigration, declining births, and reduced immigration.[64] And although modest growth resumed between 2022 and 2025, the overall trend remains flat and well below historical norms. As previously noted, this validates the California State Auditor's criticism of HCD, and its projections based on population.

[63] CSUF - Center for Demographic Research
[64] California's Population - Public Policy Institute of California



Source Orange County Register [65]

Historically, one of California's fastest-growing regions, Orange County, exhibits similar trajectories – population stagnation and decline. The U.S. Census Bureau has documented recent population decreases, noting that Orange County's long-standing growth pattern began to reverse in the early 2020's due in part, to an aging population, and reduced international migration and increased outmigration.[66] These trends challenge long-held assumptions about continuous growth in Orange County and suggest that future planning should incorporate demographic stabilization rather than expansion.

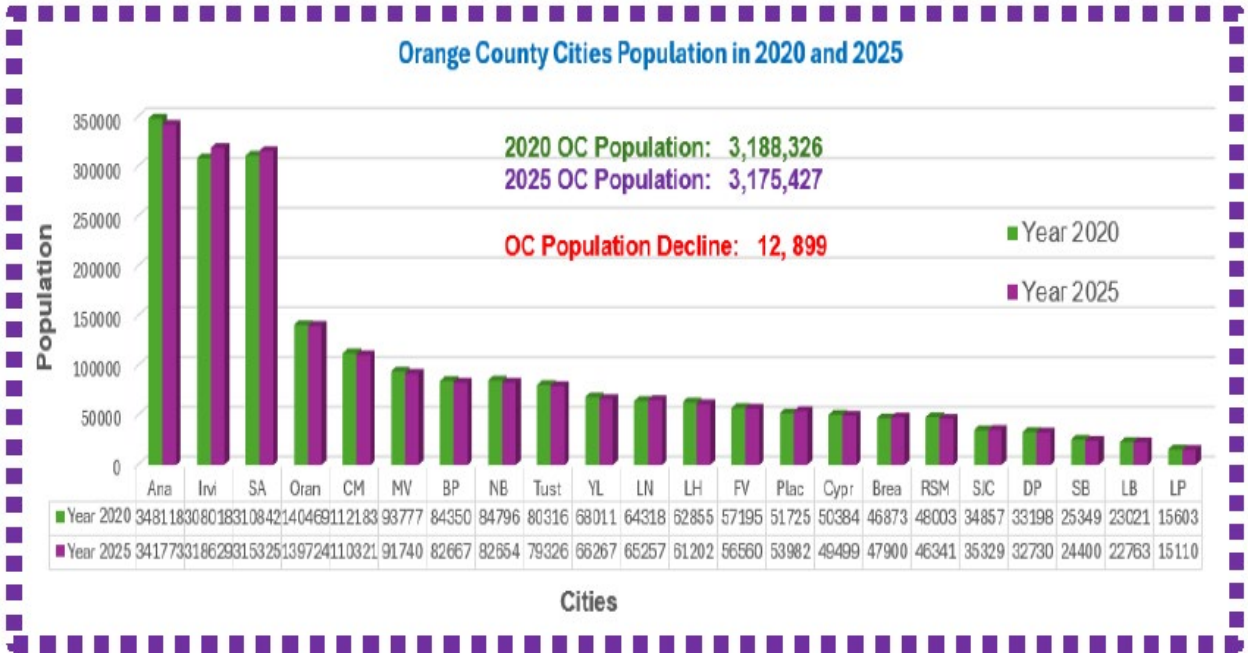
Despite these emerging realities, population projections used during the 6th Cycle (2021–2029) relied on pre-pandemic models that assumed continued growth.[67] HCD's 6th Cycle regional determination began with population forecasts from the Department of Finance and applied upward adjustments for overcrowding, cost burden, and vacancy—factors that significantly inflated the region's housing need calculation. However, by 2020–2025, many of these underlying drivers shifted in the opposite direction as

[65] Infographic: Are people leaving California? Here's what the numbers show us – Orange County Register
[66] Infographic: Are people leaving California? Here's what the numbers show us – Orange County Register

[67] Presentation: Overview of Regional Growth Forecasting, Modeling Task Force May 25, 2022 Meeting

California entered a period of population decline, raising questions about the accuracy of the assumptions embedded in the 6th Cycle projections. SCAG has acknowledged concerns from stakeholders regarding the appropriateness of the population and household growth assumptions used during the 6th Cycle and has initiated discussions with HCD to reform the methodology.[68]

Looking ahead to the 7th Cycle, California's demographic outlook is markedly different from the 6th Cycle. The Department of Finance's newest long-range projections (2024 baseline) show significantly slower statewide and county-level growth through 2070, with some regions, including Orange County, projected to experience prolonged stagnation or decline.[69] These updated projections, combined with post-2020 population losses, underscore the necessity for HCD and SCAG to recalibrate their methodologies so that the next RHNA Cycle reflects a more accurate and data-driven assessment of true housing need. Without incorporating the State's new demographic trajectory, RHNA risks overestimating future household growth and imposing planning obligations disconnected from both California's and Orange County's actual population realities.



Data source: Orange County Progress Report 2025

Notes: This chart includes only cities, who responded to the 2526 Grand Jury's survey.

6th Cycle (2021–2029) Housing Allocations in OC

California's Housing Element Law requires every city and county to plan for its share of regional housing need. For the 6th Cycle (October 2021–October 2029), SCAG

[68] PowerPoint Template for SCAG Presentations
[69] Projections | California Department of Finance

assigned the Orange County subregion a total of 183,861 housing units, allocated across four income categories: Very Low, Low, Moderate, and Above Moderate.[70]

While RHNA establishes the minimum number of units each jurisdiction must plan for, this OCGJ finds that cities seeking to meaningfully expand affordable housing production must adopt local housing targets that exceed their RHNA assignment. This is largely because the cost of constructing deed-restricted affordable units—often approaching $700,000 per unit—is rarely economically feasible without substantial public subsidy, layered financing, and other creative development strategies. As a result, cities increasingly rely on density bonus incentives, allowing developers to build additional market-rate units in exchange for providing affordable units, to help close funding gaps and meet lower-income housing obligations.

The RHNA process begins with the HCD determining the amount of housing needed for each region, including affordability levels, and continues with a regional agency (here, SCAG) dividing that need among counties and cities. SCAG's final 6th Cycle plan assigns Orange County jurisdictions a combined 183,861 total units for 2021–2029.[71]

SCAG's allocation plan further distributes Orange County's total to each city (and to the County's unincorporated area). The largest allocations go to major employment and population centers, with substantial totals assigned to, among others:

City	Units	City	Units
Irvine	23,610	Huntington Beach	13,368
Garden Grove	19,168	Costa Mesa	11,760
Anaheim	17,453	OC Unincorporated	10,340

These totals reflect the regional policy judgment—guided by state objectives—that jurisdictions must plan for additional housing capacity across income categories.

In summary, RHNA 6th Cycle allocations establish minimum planning obligations, but they do not, by themselves, overcome the structural feasibility barriers that constrain low-income housing delivery. This higher target is justified by (1) the anticipated attrition between zoning capacity and constructed projects, and (2) the necessity of leveraging private development to be incentivized to build affordable housing in a market where restricted rents cannot reliably support new construction without layered public assistance.

[70] Regional Housing Needs Assessment | Southern California Association of Governments
[71] Regional Housing Needs Assessment | Southern California Association of Governments

City Challenges

California's increasingly prescriptive Housing Mandates have placed substantial pressure on local governments in Orange County, requiring cities to plan for significantly higher levels of housing capacity. The cumulative effect has been added local government costs, uncertainty in interpreting evolving state requirements, inequities among jurisdictions, and escalating tension between state directives and the longstanding expectation of local control over planning and zoning.

While the State has articulated policy goals and methodology behind its Housing Mandates, the top-down framework often overlooks the essential role of local communities in electing officials to ensure that planning and zoning decisions reflect the values and priorities of the electorate—the very reason most cities incorporated in the first place. This disconnect has contributed to considerable tension, community frustration, and political instability in many Orange County cities, not to mention the constituents' lack of confidence that their elected officials are representing their interests.

To successfully meet the requirement of the Housing Mandates cities must file a Housing Element with HCD every eight years to meet the aggressive targets being mandated. Many local cities lack the internal expertise and staff time to draft such housing submissions and thus must hire costly external consultants to prepare appropriate legal documents. As previously noted, the costs to cities have been between $100,000 and over $1,000,000 for some of the larger cities. With 34 cities in Orange County and the County also required to provide a housing plan, the administrative costs are in the millions of dollars just to comply. With many local cities having budgetary challenges, this administrative burden is just another unfunded liability. These taxpayer dollars are spent to comply with the law and have no commensurate direct beneficial outcome for the community.

In Orange County, the Housing Mandates have substantially narrowed local land use discretion while increasing administrative, legal, and compliance risks for cities. Although framed as a planning requirement, the Housing Mandates have expanded residential density and embedded enforceable state oversight into what were traditionally local planning functions. As a result, compliance and enforcement mechanisms have begun to reshape municipal governance and materially influenced developmental patterns across the county. The result of these impacts in Orange County includes but are not limited to the following:

- Reduced local land-use authority
- Administrative and staffing burdens
- Financial expense
- Infrastructure limitations

- Increased legal exposure
- Political and community conflict
- Unfair RHNA housing allocations across the cities

Each city in Orange County has had a variety of challenges based upon differences in geography, fiscal capacity, land availability, funding availability, development interest and conditions, local policy decisions and community responses. The impact of the Housing Mandates has had dramatic impacts and cannot be ignored.

For example:

Anaheim: As the largest (population) city in Orange County, Anaheim has a strong fiscal base, including significant tourist-based revenue, and has already permitted and constructed a large number of housing units especially in light of their massive OC Vibe residential, retail and entertainment district. This is not to say, however, that they do not have their challenges with developers pushing to increase density within Anaheim Hills and the City's concern of density and building into a designated high-fire risk area. Due to its population of over 300,000, unlike most Orange County cities, Anaheim does have access to state and federal dollars~~,~~ to assist in meeting the affordable housing requirements.

Costa Mesa: Costa Mesa is one of only three Orange County cities still without a compliant Housing Element. Its continued effort to defend local regulations on sober living homes—rules that HCD does not formally recognize—has already cost the city access to certain state low-income housing funding. The situation worsened when one of the City's largest developers withdrew all of his properties from Costa Mesa's Housing Element inventory, slashing projected housing capacity from roughly 17,000 units to the bare minimum of about 11,750 units needed to meet state requirements.[72] This leaves the City with virtually no buffer to achieve compliance.

Fountain Valley: Fountain Valley is largely built out, with approximately 90% of its land already utilized. Limited available land and constrained financing capacity present major hurdles in Fountain Valley ever being able to meet the state requirements.

Huntington Beach: Huntington Beach has adopted a totally different strategy to address the Housing Mandates. They have aggressively pursued litigation in an effort as a "charter city" to preserve local land-use authority. This approach has resulted in substantial legal costs and financial exposure for the City for noncompliance. The City's

[72] Planning Commission Bombshell: Housing Element Update Crisis in Costa Mesa

legal challenges have all been denied including a final appeal to the US Supreme Court.[73] Consequences for non-compliance are pending.

Irvine: Irvine's response to the Housing Mandates differs from other Orange County cities. Being very progressive with available land currently under development, and two major developers active, the master planned community of Irvine has substantial flexibility. They have submitted to the State committing to build 56,000 additional units even though their allocation is approximately 26,000 units, the highest in Orange County. The original vision of Irvine being a residential community with commercial and residential balance runs the risk of being seriously eroded with high density apartments being vigorously constructed. This suggests Irvine might ultimately be more of an urban versus suburban community in the future. Residents are starting to be concerned as to the impact on traffic, parks, and schools. Furthermore, the current City council's recent move to rezone past open space commitments has created voter activism and resistance.

Newport Beach: Newport Beach has faced difficulty implementing the Housing Mandates due the concerns regarding community character, coastal constraints, and local values, contributing to resistance to higher density residential development. While elected officials worked hard at engaging and educating the community on the Housing Mandates, as development projects started to come on-line, major public resistance ensued. A recent ballot initiative was just approved to push back on the City's approved Housing Element.[74]

Mission Viejo: In March 2026, hundreds of Mission Viejo residents rallied in opposition to a proposed expansion of the Vista Del Lago apartment complex off Marguerite Parkway. The developer’s plan called for demolishing 68 existing units and replacing them with 418 new units, resulting in a net increase of 350 units, as well as constructing a new parking structure. The expansion would bring the total number of units on the 33-acre property to 958 units, dramatically increasing density in an area surrounded primarily by single-family homes.

After hours of heated public testimony and debate, the City Council voted 3–2 to advance the project. A majority of councilmembers stated they felt they had no choice but to approve the development due to the Housing Mandates, which require cities to zone and plan for significantly higher housing densities regardless of local neighborhood opposition.[75]

---

[73] Attorney General Bonta Celebrates U.S. Supreme Court’s Denial of Huntington Beach’s Challenge to State Housing Laws | State of California - Department of Justice - Office of the Attorney General
[74] Newport Beach may dump state mandate as residents prep to vote on plan for far fewer housing units | LAist
[75] Editorial: Mission Viejo’s needless angst over apartments – Orange County Register

San Juan Capistrano: Due to its historical significance and geographic characteristics, the City has been challenged to meet the Housing Mandates. It is a tale of two communities – residents of great wealth and a large lower socioeconomic population requiring the need for more affordable housing. To date, City leadership appear to have built partnerships with low-income developers to build projects that maintain the community's heritage and meet the needs of the City. As high-end development takes place, a "fee in lieu" is assessed that generates funds for affordable housing. Superb planning and design have led to across-the-board community support for well designed, low-income redevelopment projects completed or underway.

Santa Ana: Santa Ana is already considered by HCDs' RHNA process to be a densely populated, lower socioeconomic community, and it has the lowest housing target in Orange County with only 3,137 units. Like Anaheim due to its population size, it has access to more federal and state housing dollars to meet its low-income housing compliance obligations.

The County of Orange: The County also has a RHNA requirement for its unincorporated areas. The County struggled to obtain certification of its Housing Element in 2025; it required multiple revisions due to the nature of small pockets of unincorporated areas it serves. Its largest development area in South Orange County, Rancho Mission Viejo of over 6,000 acres was entitled by the County before the Housing Mandates became law – few were affordable units. In addition, the largest track of undeveloped land is owned by the Federal Government (Cleveland National Forest) and not available for development.

The impacts of the Housing Mandates have disrupted governance and local control. In some communities it has created fierce resistance. The loss of local control impacts the traditions and norms within many Orange County cities. Community heritage, rightly or wrongly, is being seriously eroded.

The one-size-fits-all Housing Mandates has serious repercussions economically and politically only now coming into focus for the voters of Orange County as the implementation goes forward.

> *Community political activism has increased as housing projects move from approval to construction, but this engagement is often narrowly focused on individual developments rather than broader policy impacts. Cities should take a more proactive role in engaging residents in a comprehensive discussion about how RHNA implementation is affecting neighborhood character, infrastructure, and social cohesion. In addition, local elected officials have a responsibility to clearly communicate how state-directed housing policies, originating in Sacramento, shape local land-use decisions and limit municipal discretion.*

7th Cycle (2029-2037) Concerns

The 7th Cycle of the RHNA planning process has already started, addressing the period from 2029-2037. The OCGJ identified significant concerns related to transparency, data integrity, governance, and Orange County's ability to competitively represent itself within the broader SCAG region. These concerns stem from documented issues in the 6th Cycle, particularly the lack of clarity of the allocation methodology, the complexity of the decision-making structure, and inadequate procedural safeguards to ensure that Orange County's unique conditions are fully acknowledged.

The 6th Cycle methodology relied on numerous questionable inputs—including projected population, transit accessibility, job growth, vacancy adjustments, cost burden, and subjective social equity factors—derived from HCD and SCAG's adopted methodology.[76] These inputs were published but remained difficult for local jurisdictions to interpret due to their subjectivity, complexity and technical nature and the failure of HCD to clearly identify their methodology.[77]

Given these findings, Orange County cities face a recurring risk, because the statewide RHNA determination feeds directly into SCAG allocations, any methodological deficiencies at the state level immediately cascade into subregional planning and ultimately influence the allocations assigned to Orange County jurisdictions.

Experiences from the 6th Cycle highlight several issues that continue to shape Orange County's concerns heading into the 7th Cycle. The previous allocation process was marked by complexity, questionable data, late-stage modifications, and an overall lack of transparency. For example, SCAG's 6th Cycle allocation was adopted in March 2021 and then modified only a few months later[78], fueling confusion about how final numbers were determined. The process felt unfair to many local jurisdictions because the appeals window was extremely compressed, the methodology was difficult to replicate, and the relationship between data inputs—such as overcrowding, cost burden, or future transit accessibility—and final allocations was not easily understood. The appeals process was also futile and was not open to cities concerns.

Governance also played a role. SCAG and OCCOG rely on a large network of committees, working groups, and advisory bodies, which ensures broad participation but diffuses responsibility. With so many entities involved, accountability for data accuracy, timely inputs, and interpretation of the methodology becomes fragmented, making it difficult for any single entity to ensure the process is both rigorous and transparent.

[76] SCAG Final RHNA Methodology, March 5, 2020
[77] Best Practices for Allocating & Evaluating RHNA
[78] Regional Housing Needs Assessment | Southern California Association of Governments

The upcoming 7th Cycle is expected to be even more data-intensive.[79] New state guidance calls for clearer and more prescriptive methodology factors, improved appeals procedures, new income categories, and stronger alignment with greenhouse-gas and transportation planning.[80] Transit definitions are also being standardized statewide, meaning all Orange County Transportation Authority (OCTA) transit routes, frequencies, and hub locations must be fully validated and published early in the process. Without early coordination, the County risks being disadvantaged compared with regions that already have well-organized transit datasets.

Transparency remains a central concern. Orange County jurisdictions need access to all datasets used to calculate their allocations, ranging from growth projections to transit accessibility metrics, and must be able to replicate the calculations that lead to their assigned numbers. The California State Auditor has previously flagged gaps in how HCD documented its factors, reinforcing the need for a system that jurisdictions can audit and verify.

CONCLUSION

"We shape our buildings; thereafter they shape us." (Winston Churchill)

Housing Mandates and the RHNA allocation process are highly consequential for Orange County jurisdictions, particularly because the construction of low-income housing is rarely feasible without substantial subsidy. Interviewees consistently reported that funding streams to support deed-restricted housing remain limited, leaving cities responsible for planning large numbers of units that may never be financially viable without additional state or federal assistance. This gap between planning obligations and realistic development capacity has heightened local concern about the fairness and practicality of the current RHNA framework not to mention wasted tax dollars.

Against this backdrop, a recurring theme in interviews was the need for stronger regional coordination. Per the Joint Powers Agreement, OCCOG members pay dues to support operations, based on a 2009 adopted formula tied partly to each city's share of the county population. However, dues have not been adjusted in many years, leading several stakeholders to question whether current funding levels adequately support OCCOG's ability to coordinate subregional planning, respond to SCAG, and represent Orange County interests on matters as significant as RHNA. SCAG likewise uses population factors in its own dues structure, meaning jurisdictions with growing populations carry greater financial responsibility. Stakeholders noted that the overall

[79] California's Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development
[80] California's Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development

resource base may still be insufficient for the level of technical engagement required. Many jurisdictions expressed that increased support for OCCOG, both financial and participatory, would improve transparency around RHNA inputs and allow for more robust review of the assumptions that drive housing allocations.

The OCGJ believes that OCCOG is an underutilized regional asset that could play a significantly larger role in promoting equity, transparency, and public understanding of the RHNA process. Interviewees emphasized that consistent, proactive participation by city and county representatives in OCCOG and SCAG meetings is critical, especially early in the methodology-setting phase, when data inputs, assumptions, and distribution formulas are still in development. Without regular engagement, jurisdictions risk losing opportunities to influence decisions that later become binding obligations. Several interviewees suggested that cities consider enhancing their financial contributions so OCCOG can expand its analytical capacity, conduct independent research, and engage more effectively in SCAG's technical and policy committees and at the state level.

As work begins on the 7th Cycle, the need for collaboration is more urgent than ever. Cities cannot afford to be passive observers. Even if cities cannot directly change the final numbers issued by HCD or SCAG, their active involvement is essential to ensuring that Orange County's unique circumstances are understood and represented. Meaningful engagement can also help jurisdictions align their local planning strategies, clarify shared concerns, and coordinate responses to proposed methodological changes before they become final. A more empowered and better-resourced OCCOG would strengthen Orange County's collective voice, improve regional planning outcomes, and ensure local governments are not navigating the California's housing requirements in isolation.

Finally, the OCGJ notes that collaboration must extend beyond government agencies to the residents they serve. As Sacramento lawmakers continue to enact significant housing legislation, much of it with direct consequences for zoning, density, local control and neighborhood character development standards, the public must be informed and involved. Cities, working through OCCOG and SCAG, have an important role in educating residents about new laws, explaining their local impacts, and encouraging constituents to register their views with State Representatives. Improving public awareness not only strengthens transparency and trust but also ensures that community perspectives are included in shaping future housing policy.

> *By working together, jurisdictions, regional agencies, and the public, Orange County can more effectively navigate the challenges of Housing Mandates and advocate for a clearer, more equitable, and more locally responsive RHNA process.*

FINDINGS

In accordance with California Penal Code §933 and §933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency and city affected by the "Findings" presented in this section. Responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation "California Housing Mandates" the 2025-2026 Orange County Grand Jury has arrived at 22 findings as follows:

F1 In recent years, the California Legislature has enacted an unusually large and burdensome volume of housing-related laws intended to strengthen compliance with State Housing Mandates.

F2 Housing Mandates are implemented through a RHNA process that often lacks transparency and relies on complex methodologies that are difficult for local officials and the public to understand or meaningfully challenge.

F3 OCCOG coordinates RHNA regional planning in partnership with the SCAG for Orange County. OCCOG lacks adequate influence with SCAG.

F4 Meaningful participation by Orange County cities in both OCCOG and SCAG meetings is critical to ensuring that local perspectives are represented during the development and implementation of Housing Mandates policies.

F5 SCAG's 6th Cycle RHNA assigned Orange County a questionable total of 183,861 housing units for the 2021–2029 planning period, with higher allocations concentrated in cities with major population and employment centers.

F6 RHNA allocations are unrealistic and not attainable within the current planning cycle due to limited available land, built-out urban conditions, infrastructure constraints, environmental factors, and public health and safety requirements.

F7 Residents in Orange County consistently express a desire for local planning decisions to reflect community priorities, including but not limited to neighborhood character, safety considerations, the environment and open-space preservation.

F8 California's regulatory construction costs (i.e. permitting fees) present substantial challenges for private housing developers—particularly those delivering affordable units.

F9 The cost of constructing a single affordable housing unit in California typically ranges from approximately $500,000 to $800,000 per unit when fully complying with current state regulations. New low-income housing is generally not financially feasible without public subsidy.

F10 Prior to their dissolution in 2012, redevelopment agencies served as a primary mechanism for cities and counties to finance affordable housing and related infrastructure. The loss of redevelopment has reduced cities' ability to support construction of affordable units.

F11 Because public subsidy is limited and highly competitive, cities seeking to produce meaningful quantities of low-income housing must rely in part on private development incentives, often resulting in higher overall development densities and unit counts than the RHNA allocation.

F12 The 6th Cycle RHNA methodology included numerous technical inputs published by SCAG and HCD; however, these inputs were highly complex and difficult for cities to interpret or independently verify.

F13 The California State Auditor's 2022 review found significant deficiencies in HCD's regional determination process—including inadequate documentation, data-entry errors, and insufficient justification for key assumptions—raising concerns that similar issues may affect the 7th Cycle process.

F14 OCCOG's current resources and organizational structure are insufficient to fully advocate for Orange County jurisdictions during RHNA methodology development, especially when compared with larger or more heavily resourced regional councils of governments that also influence SCAG.

F15 Demands on HCD are anticipated to materially alter methodology for the 7th Cycle, but Orange County jurisdictions have not yet received clear guidance on how these allocations will be translated into SCAG policy or local impacts.

F16 The reliance on transit accessibility as a major RHNA consideration requires high-quality, early-released datasets from OCTA; however, these datasets are not currently consolidated or formally adopted for use in the 7th Cycle methodology.

F17 The large number of committees, subcommittees, and advisory groups involved in SCAG and OCCOG's RHNA processes promotes broad participation but diffuses accountability, making it difficult to determine who is responsible for specific analytic inputs or process decisions.

F18 The City of Huntington Beach has been unsuccessful in its attempts to contest Housing Mandates. To date, Huntington Beach lacks an approved General Plan Housing Element related to RHNA Allocation.

F19 The City of Irvine has been progressive in submitting a housing plan that calls for twice the number of units mandated (56,000). However, this threatens the historical nature of a master plan community with substantial infrastructure challenges.

F20 Cities and other stakeholders encounter difficulty explaining RHNA outcomes to elected officials and the public due to a lack of clear, consolidated documentation describing how allocation decisions are derived from the underlying data.

F21 The absence of a clearly articulated and easily understandable description of the RHNA allocation algorithm contributes to perceptions that discretionary or political considerations may influence outcomes, even when allocations are made in compliance with state housing laws.

F22 Improved transparency and communication regarding RHNA methodology would enhance public confidence in the process and reduce misunderstandings among member jurisdictions.

RECOMMENDATIONS

In accordance with California Penal Code §933 and §933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency and city affected by the “Recommendations” presented in this section. Responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation described herein, the 2025-2026 Orange County Grand Jury makes the following 20 recommendations:

R1 OCCOG should expand its technical-assistance and training programs, by September 30, 2026, to ensure that all Orange County jurisdictions understand RHNA methodology, statutory obligations, and the implications of noncompliance. (F1, F2, F3, F4)

R2 OCCOG should coordinate a countywide review of sites identified in local Housing Elements, by December 31, 2026, to evaluate whether each site meets state requirements for realistic capacity and development feasibility, supported by a standardized, version-controlled change log. (F3, F4)

R3 OCCOG should develop and publish a comprehensive RHNA Inputs Catalog, by April 30, 2027, prior to drafting the 7th Cycle methodology, documenting all datasets used, their sources, methodological assumptions, and a version-controlled record of changes. (F3, F4)

R4 OCCOG should create a public-facing RHNA Accountability Dashboard, by April 30, 2027, displaying deadlines, responsible agencies, dataset readiness, and upcoming SCAG decision points, to ensure transparency and timely action by jurisdictions. (F16)

R5 OCCOG should request that SCAG and HCD, by December 31, 2026, provide written guidance explaining how HCD's recommendations will be applied in shaping the 7th Cycle RHNA methodology so that jurisdictions can prepare proactively. (F16)

R6 OCCOG should convene a 7th Cycle Technical Working Group, by December 31, 2026, composed of planners, data analysts, and transit experts to pre-evaluate methodology scenarios and deliver unified, countywide recommendations to SCAG. (F3, F6, F15)

R7 OCCOG, all Orange County cities and the County of Orange should reassess the current dues structure, by September 30, 2026, to ensure that OCCOG has the resources necessary to effectively represent Orange County jurisdictions in SCAG processes, including RHNA methodology development and appeals. (F3, F15)

R8 By December 31, 2026, the Orange County Board of Supervisors should partner with cities to evaluate countywide infrastructure capacity—including water, wastewater, flood control, transportation, and public-safety systems—and develop a coordinated regional plan capable of supporting the level of housing growth required under state law. (F6)

R9 By September 30, 2026, the Orange County Board of Supervisors should strengthen its engagement with OCCOG and increase staff support to develop a shared, countywide database of potential housing sites and key development-feasibility factors. (F15)

R10 By June 30, 2027, the Orange County Board of Supervisors should evaluate whether the County should pursue its own independent Metropolitan Planning Organization (MPO) designation for purposes of regional housing planning. (F5, F6, F7, F15)

R11 The County of Orange and each city should ensure consistent participation in SCAG and OCCOG committees by September 30, 2026, including the Technical Advisory Committee (TAC), to strengthen regional representation during RHNA-methodology development. (F3, F4, F15)

R12 The County of Orange and each city should designate a single technical representative, by September 30, 2026, along with an alternate, for all RHNA-related SCAG and OCCOG committees to ensure continuity of participation and eliminate gaps in representation across multiple decision-making bodies. (F4)

R13 OCTA should provide an official, data-frozen countywide transit dataset (GTFS + GIS), by September 30, 2026, to meet OCCOG's analytical needs for 7th Cycle RHNA planning. (F17)

R14 By April 30, 2027, the County of Orange and each city should publish annual monitoring dashboards showing (a) entitlement pipeline conditions, (b) realistic site yield, (c) assembled funding sources for affordable units, and (d) conversion rates from planned capacity to issued permits and completed units, ensuring that County and city-determined capacity assumptions remain aligned with actual production. (F13)

R15 By September 30, 2026, and ongoing, the County Board of Supervisors and all city councils should make a coordinated and sustained effort to educate their constituents about the RHNA process—its requirements, its impact on local planning and community character, and the role residents can play in shaping outcomes. Public education efforts should also include guidance on how community members can effectively engage with the California Legislature and advocate for more realistic, data-driven housing policies. (F1, F7)

R16 By December 31, 2026, all cities should look to enhance their relationships with not-for-profit affordable housing developers to increase the opportunity to develop more affordable housing. (F8, F10, F12)

R17 By September 1, 2026, the City of Huntington Beach should evaluate submitting an appropriate Housing Element to reduce potential exposure to HCD penalties. (F18)

R18 By September 1, 2026, the City of Irvine should ascertain the level of community support for its housing element submission and its impact on the character of its master plan. (F19)

R19 By September 1, 2026, SCAG should conduct a formal review of its RHNA allocation methodology and clearly document, in understandable language, the inputs, assumptions, weighting, and decision points used in the allocation algorithm. This documentation should be publicly released and designed to improve transparency, reduce perceptions of political influence, and enhance public understanding of how allocations are determined. (F21)

R20 By September 1, 2026, SCAG should revise its RHNA appeals process to improve procedural transparency and responsiveness by clearly defining appeal criteria, documenting staff analyses and recommendations, providing written explanations for appeal decisions, and ensuring jurisdictions have meaningful opportunities to present and respond to staff findings. (F22)

RESPONSES CODE

The following excerpts from California Penal Code provide the requirements for public agencies to respond to the Findings and Recommendations of this Grand Jury's report:

Penal Code §933

(c) No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls. In any city and county, the mayor shall also comment on the findings and recommendations. All these comments and reports shall forthwith be submitted to the presiding judge of the superior court who impaneled the grand jury. A copy of all responses to grand jury reports shall be placed on file with the clerk of the public agency and the office of the county clerk, or the mayor when applicable, and shall remain on file in those offices. One copy shall be placed on file with the applicable grand jury final report by, and in the control of the currently impaneled grand jury, where it shall be maintained for a minimum of five years.

***Penal Code §933.05**.*

(a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:

(1) The respondent agrees with the finding.

(2) The respondent disagrees wholly or partially with the finding; in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefor.

(b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:

(1) The recommendation has been implemented, with a summary regarding the implemented action.

(2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.

(3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of

the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.

(4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation therefor.

(c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision-making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.

RESPONSES

The Orange County Grand Jury requires (or, as noted, requests) the following responses:

OCCOG	90 Day Response Required
Findings	F3, F4, F5, F12, F13, F14, F15, F17
Recommendations	R1, R2, R3, R4, R5, R6, R7, R9, R11, R13
County of Orange, Board of Supervisors	90 Day Response Required
Findings	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations	R7, R8, R9, R10, R11, R12, R14, R15, R16
OCTA	90 Day Response Required
Findings	F16
Recommendations	R13
SCAG	90 Day Response Required
Findings	F3, F4, F5, F12, F13, F14, F15, F17, F20, F21, F22
Recommendations	R5, R11, R19, R20
City of Aliso Viejo	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Anaheim	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Brea	90 Day Response Required

Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Buena Park	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Costa Mesa	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Cypress	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Dana Point	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Fountain Valley	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Fullerton	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Garden Grove	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Huntington Beach	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12, F18
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16, R17
City of Irvine	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12, F19
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16, R18
City of La Habra	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of La Palma	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

City of Laguna Beach	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Hills	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Niguel	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Woods	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Lake Forest	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Los Alamitos	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Mission Viejo	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Newport Beach	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Orange	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Placentia	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Rancho Santa Margarita	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

City of San Clemente	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of San Juan Capistrano	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Santa Ana	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Seal Beach	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Stanton	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Tustin	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Villa Park	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Westminster	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Yorba Linda	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

GLOSSARY AND ACRONYMS

ADU	Accessory Dwelling Unit (ADU) is a secondary, independent housing unit located on the same lot as a primary residence. ADUs are sometimes called granny flats, in-law units, casitas, or backyard homes.
Builder's Remedy	Builder's Remedy is a provision in California's Housing Accountability Act (HAA) that limits a city or county's ability to deny certain housing projects when the jurisdiction does not have a State-compliant Housing Element.
Charter City	Charter City is a city governed by its own locally adopted charter rather than solely by California general law. Under the California Constitution, charter cities have greater authority over municipal affairs, including land use and zoning. However, this authority may be limited when the State determines that a matter, such as housing, is of statewide concern and subject to state law.
COG	Council of Governments (COG) is a regional planning body made up of elected officials from cities and counties within a defined geographic area.
Deed-Restricted	Deed-Restricted refers to a property that is subject to legally recorded limitations or conditions placed on its use, occupancy, or resale. In the housing context, deed restrictions are commonly used to ensure long-term affordability by limiting resale prices, rental rates, or eligible occupants based on income thresholds for a specified period, often several decades or longer.
Deed-in-Lieu	Deed-in-Lieu (of foreclosure) is a voluntary transaction in which a property owner transfers ownership of a property to a lender to satisfy a mortgage debt and avoid foreclosure. While commonly used in the private lending context, the term may appear in discussions of property disposition, distressed assets, or redevelopment-related transactions.
Density Bonus Incentives	Density Bonus Incentives are benefitting that California law (primarily Government Code § 65915) provides to housing developers in exchange for including affordable housing units within a residential or mixed-use project. These incentives make it easier and financially feasible to build affordable housing by allowing developers flexibility beyond local zoning limits.
Equity Component	Equity Component is the requirement that housing need to be allocated in a way that promotes socioeconomic equity, reduces

	segregation, and balances disproportionate household income distributions across jurisdictions.
Fee-in-Lieu	Fee-in-Lieu refers to a payment made as an alternative to fulfilling a low income housing requirements.
Federal Clean Air Act	Federal Clean Air Act (CAA) is the primary U.S. federal law that regulates air pollution to protect public health and the environment. It authorizes the federal government, principally the U.S. Environmental Protection Agency (EPA), to set and enforce standards that limit harmful air pollutants from industrial facilities, power plants, and motor vehicles.
GIS	Geographic Information System (GIS) is a type of software and data system used to map, analyze, and visualize geographic information. Examples: ArcGIS, QGIS which integrates layers of spatial information such as: Parcels, Zoning maps, Transit lines (often imported from GTFS), Flood zones, Environmental constraints, Income and demographic data, RHNA site inventories.
Grand Jury	Grand Jury (GJ) is a legal body empowered to conduct official proceedings to investigate potential criminal conduct and determine whether criminal charges should be brought.
Green State	Green State generally refers to a government or jurisdiction, often a U.S. state, that prioritizes environmental protection, sustainability policies, and climate-focused governance. The term is descriptive, not legal.
GTFS	General Transit Feed Specification (GTFS) is a standardized, machine-readable data format used to describe public transit systems, including Bus routes, Rail lines, Station and stop locations, Service schedules.
General Plan	In California, a city General Plan is a comprehensive, long-term policy document that serves as the legal and policy foundation for all local land-use and development decisions within a city. Adopted by the city council pursuant to California Government Code § 65300 et seq., the General Plan expresses the community's vision for physical development and conservation over time and guides zoning, public investment, and regulatory actions.
HAU	Housing Accountability Unit (HAU) is a specialized enforcement and oversight unit within the California Department of Housing and Community Development created to ensure local governments comply with state housing and homelessness laws and to hold

	jurisdictions accountable for meeting their Husing Element commitments.
HCD	Housing and Community Development (HCD) is California state agency responsible for housing policy, building standards, and the administration of affordable housing and community development programs. It operates under the California Business, Consumer Services and Housing Agency (BCSH).
Housing Element Law (65580-65589.11)	Housing Element Law is California's foundational land-use law requiring every city and county to plan for the housing needs of all economic segments of the community. It is part of each jurisdiction's General Plan and must be regularly updated on a state-mandated cycle.
Joint Powers Authority	A Joint Powers Authority (JPA) is a legal structure used in California (and some other states) that allows two or more public agencies to jointly exercise their powers through a separate, shared entity.
Layered Financing	Layered Financing (sometimes called capital stacking) is a funding approach in which a project—most commonly a real estate or affordable housing development—is financed through multiple sources of capital, each with different requirements, risk levels, repayment terms, and priorities.
Ministerial approval	Ministerial approvals are a type of land-use or development approval in which a government agency must issue the permit automatically once an application meets all the objective, pre-established standards. Because the approval is non-discretionary, officials do not exercise judgment or interpretation, hold public hearings, or evaluate subjective criteria such as neighborhood character or compatibility.
MPO	Metropolitan Planning Organization (MPO) is a regional transportation-planning agency required by federal law in every urbanized area with 50,000 or more people.
OCGJ	Orange County Grand Jury (OCGJ) refers 2025-2026 Orange County Grand Jury.
OCTA	Orange County Transportation Authority (OCTA) is the county transportation planning commission, responsible for funding and implementing transit and capital projects for a balanced and sustainable transportation system.
RHNA	Regional Housing Needs Allocations (RHNA) works with the California Department of Housing & Community Development (HCD) to allocate each jurisdiction's share of required housing across income levels.

RTP	Regional Transportation Plans (RTP) are utilized to coordinate regional transportation, land-use planning, and climate-related planning (e.g., reducing vehicle miles traveled). Data, forecasts, and long-range planning. They provide demographic forecasts, economic analyses, and collaborative regional policies.
State Housing Mandates	State Housing Mandates (Housing Mandates) are legal requirements specifically the Housing Element Law in California, obligating local governments (cities/counites) to adopt plans facilitating the construction of housing across all income levels. These mandates require compliance with Regional Housing Needs Allocation (RNHA) targets forcing localities to zone for rather than necessarily build.
SCS	In California, a Sustainable Communities Strategy (SCS) is a regional land-use, housing, and transportation planning framework prepared by a Metropolitan Planning Organization as part of its Regional Transportation Plan. Required by Senate Bill 375 (2008), the SCS is designed to integrate transportation investments, housing patterns, and land-use policies in a way that reduces greenhouse gas emissions from passenger vehicles while supporting economic development and public health.
Vacancy Factor Rates	Vacancy Factor Rates refer to the percentage of housing units within a defined geographic area that are assumed to be vacant at any given time. In state housing planning, vacancy rates are used as an analytical adjustment to account for normal turnover in the housing market and to ensure availability for new households. Assumed vacancy rates directly affect housing need calculations and can influence required housing production targets.
5th Cycle, 6th Cycle, 7th Cycle	The 5th, 6th, and 7th Cycles refer to sequential eight-year planning periods of the Regional Housing Needs Allocation (RHNA) process mandated by California housing law. • The 5th Cycle generally covered the period from 2013 to 2021 (with timing varying by region). • The 6th Cycle generally covers the period from 2021 to 2029 and includes significantly higher housing allocations statewide. • The 7th Cycle will be the next allocation period following the 6th Cycle and is expected to further shape long-term housing planning requirements for cities and counties. Each cycle establishes projected housing needs that jurisdictions must plan for through their Housing Elements.

BIBLIOGRAPHY

ABAG. “The “Builder’s Remedy” and Housing Elements”. *Association of Bay Area Governments – Technical Assistance for Local Planning Housing,* accessed on May 14, 2026. The Builder's Remedy and Housing Elements

Alameldin, Muhammad. “California Housing Laws That Go into Effect in 2025”. *Terner Center for Housing Innovation – UC Berkeley,* October 29, 2024. California Housing Laws That Go into Effect in 2025 - Terner Center

Biesiada, Noah. “CA Auditor Bashes State’s Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight”. *Voice of OC,* April 25, 2022. CA Auditor Bashes State’s Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight

Biesiada, Noah. “Huntington Beach Reignites Fight Against State Housing Law”. *Voice of OC,* January 11, 2024. Huntington Beach Reignites Fight Against State Housing Law

Biesiada, Noah. “How Are Orange County’s Cities Doing At Building Affordable Housing?”. *Voice of OC,* April 2, 2024. How Are Orange County’s Cities Doing At Building Affordable Housing?

Biesiada, Noah. “Irvine Grapples With Nearly 60,000 New Housing Unites in General Plan Proposal”. *Voice of OC,* May 21, 2024. Irvine Grapples With Nearly 60,000 New Housing Units in General Plan Proposal

Biesiada, Noah. “Federal Appeals Court Slaps Down Huntington Beach’s Anti Housing Lawsuit”. *Voice of OC,* October 30, 2024. Federal Appeals Court Slaps Down Huntington Beach’s Anti Housing Lawsuit

Bonta, Rob. “Attorney General Bonta Celebrates U.S. Supreme Court’s Denial of Huntington Beach’s Challenge to State Housing Laws”. *State of California – Department of Justice,* February 23, 2026. Attorney General Bonta Celebrates U.S. Supreme Court’s Denial of Huntington Beach’s Challenge to State Housing Laws | State of California - Department of Justice - Office of the Attorney General

Business issues and Legislative Guide. “Leading the Way to a More Prosperous California”. *Advocacy,* accessed on May 14, 2026. California Housing in 2025 - Advocacy - California Chamber of Commerce

CA DOF. “Population Projections (Baseline 2024)”. *State of California Department of Finance,* accessed on May 14, 2026. Projections | California Department of Finance

CALCOG. “What Regions Do”. *California Association of Councils of Governments*, 2026. Home - California Association of Councils of Governments

CALCOG. “Housing Implementation Programs Exchange”. *California Association of Councils of Governments,* accessed in January 2026. Housing Exchange - California Association of Councils of Governments

California Department of Housing and Community Development. “Home Page”. *California HCD,* 2026. California Department of Housing and Community Development | California Department of Housing and Community Development

California Department of Housing and Community Development. “State Housing Law Program”. *California HCD,* 2026. State Housing Law Program | California Department of Housing and Community Development

California Department of Housing and Community Development. “California Reaches Settlement with City of Fullerton over Violations of Housing Element Law”. *California HCD,* January 18, 2024. California Reaches Settlement with City of Fullerton over Violations of Housing Element Law | California Department of Housing and Community Development

California Government Code §65584.01(b). California Government Code section 65584.01 (2025)

California State Senate. “Recent Legislative Actions to Increase Housing production in California”. *Shou Senate California Government,* February 2025. California State Senate Recent Legislative Actions

Case-Law. “Orange Cnty. Council of Gov’ts. v. Velasquez”. *vlex,* accessed on May 14, 2026. Orange Cnty. Council of Gov'ts. v. Velasquez - vLex United States

CDHC. “A Home for Every Californian”, *Statewide Housing Plan,* accessed on May 14, 2026. Statewide Housing Plan

CDHCD. “California’s Housing Future 2040: The Next Regional Housing Needs Allocation”. *California Department of Housing and Community Development,* accessed on May 14, 2026. California’s Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development

CDHCD. “Enforcement Authority”. *California Department of Housing and Community Development,* accessed on May 14, 2026. Enforcement Authority | California Department of Housing and Community Development

CDHCD. “Housing Open Data Tools”. *California Department of Housing and Community Development,* accessed on May 14, 2026. Housing Open Data Tools | California Department of Housing and Community Development

Center for Demographic Research. “Orange County Progress Report”. *Cal State Fullerton,* April 9, 2026. products | CSUF - Center for Demographic Research

Chase, Caroline Guibert. ""Builder's Remedy" Reform Bill Approved by Governor Newsom". *Allen Matkins,* September 19, 2024. "Builder's Remedy" Reform Bill Approved by Governor Newsom | Allen Matkins

Chief Financial Officer. "FY 2024-2025 Adopted Budget with NCC Summary". *County of Orange,* 2024-2025. FY 2024-25 Final Budget Summary

Christopher, Ben. "Gavin Newsom signs law overhauling local zoning to build more housing". *Cal Matters,* October 10, 2025. New California law overrules local zoning to boost housing - CalMatters

Christopher, Ben. (2025, September 28). Why the housing shortage is so hard to quantify. *Los Angeles Times (Sunday).* PressReader.com | Why the housing shortage is so hard to quantify

Conte, Allaire. "California Added More Homes Than People – but Buyers and Renters Still Aren't Getting Relief". *realtor.com,* April 17, 2026. More Homes, Hardly Any Population Growth—So Why Is California Still So Expensive?

Elmendorf, Christopher S. "A Primer on California's "Builder Remedy" for Housing-Element Noncompliance". *UCDavid School of Law,* March 29, 2022. Builder's Remedy Primer

Espinoza, Pablo "Court Agrees Anaheim Violated State Law. Decision is a Big Win for Fair Housing in California". *California Department of Housing and Community Development,* February 2, 2024. Court Agrees Anaheim Violated State Law. Decision is a Big Win for Fair Housing in California | California Department of Housing and Community Development

Farzan, Yusra. "Irvine considers waiving affordable housing requirements for developer in land swap deal". *LAist,* December 8, 2025. Irvine considers waiving affordable housing requirements for developer in land swap deal | LAist

Farzan, Yusra. "Major OC developer can skip affordable housing requirements after Irvine land swap approval". *LAist,* December 11, 2025. Major OC developer can skip affordable housing requirements after Irvine land swap approval | LAist

FRBSF, "California Post-RDA Affordable Housing Developer Survey: Analysis of Results". *Federal Reserve Bank of San Francisco,* accessed on May 14, 2026. California Post-RDA Affordable Housing Developer Survey: Analysis of Results - San Francisco Fed

Fulton, Bill. "New Pathways to Encourage Housing Production: A Review of California's Recent Housing Legislation". *Terner Center for Housing Innovation – UC Berkeley,* April

2023. New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf

Fulton, William. “Steps Local Governments Can Take to Unlock More Housing: Lessons from San Diego”. *Terner Center for Housing Innovation – UC Berkeley,* October 8, 2025. Steps Local Governments Can Take to Unlock More Housing: Lessons from San Diego - Terner Center

Garcia, David. “Making It Pencil: The Math Behind Housing Development (2023 Update)”. *Terne Center for Housing Innovation – UC Berkeley,* December 2023. Turner Center UC Berkeley Development Math

Goertzen, Jeff and Lansner, Jonathan. (2026, April 4) Infographic: Are people leaving California? Here’s what the numbers show us. *The Orange County Register,* online. Infographic: Are people leaving California? Here’s what the numbers show us – Orange County Register

Greenwald, David. “Court: ‘Regional Housing Need’ Determinations Aren’t Judicially Reviewable”. *Vanguard News Group,* July 28, 2023. Court: 'Regional Housing Need' Determinations Aren’t Judicially Reviewable - Davis Vanguard

Hale, Danielle and others. “The California State of Real State”. *realtor.com,* January 29, 2026. The California State of Real Estate - Realtor.com Economic Research

Hicks, Angelina. “San Juan Capistrano With Mandated Housing Numbers”. *Voice of OC,* August 26, 2025. San Juan Capistrano Grapples With Mandated Housing Numbers

Johnson, Hans and Mejia, Marisol Cuellar and McGhee, Eric. “California’s Population”. *PPIC,* January 2026. California's Population - Public Policy Institute of California

Johnson, Nikie and Collins, Jeff. (2021, January 31). Report Card: California cities, counties failing again on affordable housing goals. *The Orange County Register,* online. Report card: California cities, counties failing again on affordable housing goals – Orange County Register

Julia Gill and Schuetz, Jenny. “In California, statewide housing reforms brush against local resistance”. *Brookings,* June 28, 2023. In California, statewide housing reforms brush against local resistance | Brookings

LegalClarity California. “California Housing Element Law Explained”. *Search LegalClarity,* December 14, 2025. California Housing Element Law Explained – Legal Clarity

LegiScan LLC. “California Legislature | 2025-2026 | Regular Session”. *LigiScan – Bringing People to the Process,* 2025-2026. California Legislature | 2025-2026 | Regular Session | LegiScan

Mazzella, Danielle M. “California Affordable Housing Needs Report 2025”. *California Housing Partnership,* 2025. CHP State Housing Needs Report

McDonald, Cynthia. “Planning Commission Meeting Bombshell!”. *Costa Mesa First,* February 13. Planning Commission Bombshell: Housing Element Update Crisis in Costa Mesa

Metcalf, Ben. “Testimony to the Select Committee on Housing Construction Innovation”. *Terner Center for Housing Innovation – UC Berkeley,* January 6, 2026. Testimony to the Select Committee on Housing Construction Innovation - Terner Center

Newsom, Garvin. “Final Regional Housing Need Assessment”. *State of California – Department of Housing and Community Development,* October 15, 2019. Southern California COG Regional Housing Need Determination

OCCOC. “Press Release June 1, 2021”. *Orange County Council of Governments,* June 1, 2021. OCCOG Press Release HCD

OCCOG. “We lead Orange County’s subregional planning”. *Orange County Council of Governments, a*ccessed in January 2026. Orange County Council of Governments

Orange County Community. “Orange County Community Indicators - 25th Anniversary Report”. *Orange County Business Council,* 2024-2025. 1-150. CommnityIndicators24_digital.pdf

Osterberg, Annelise. “Best Practices for Allocating and Evaluating RHNA”. *Goldman School of UC,* Spring 2020. Best Practices for Allocating & Evaluating RHNA

Press Release. “California State Auditor Releases Scathing Report on RNA Process, Report Finds Housing Goals are Not Supported by Evidence”. *Voice of OC*, April 8, 2022. California State Auditor Releases Scathing Report on RHNA Process, Report Finds Housing Goals are Not Supported by Evidence

SCAG. “About Us”. *Southern California Association of Governments*, accessed on January 14, 2026. About us | Southern California Association of Governments

SCAG. “Regional Housing Needs Assessment”. *Southern California Association of Governments,* accessed in January 2026. Regional Housing Needs Assessment | Southern California Association of Governments

South Coast AQMD. “Frequently Asked CEQA Questions”. *South Coast Air Quality Management District,* accessed on May 14, 2026. South Coast Air Quality Management District - CEQA

Tilden, Michael S. “Regional Housing Needs Assessments”. *Auditor of the State of California,* March 17, 2022. Report 2021-125

The Editorial Board (2026, March 11). Editorial: Mission Viejo's needless angst over apartments. *The Orange County Register,* online. Editorial: Mission Viejo's needless angst over apartments – Orange County Register

Trachtman, Samuel. "Fixing California's housing shortage requires new policy and new politics". *BESI – Berkeley Economy & Society Initiative*, April 22, 2025. Fixing California's housing shortage requires new policy and new politics - Berkeley Economy & Society Initiative

Uhler, Brian. "LAO Housing Publications". *Legislative Analyst's Office – The California Legislature's Nonpartisan Fiscal and Policy Advisor,* accessed on May 14, 2026. California Legislative Analyst's Office - California Housing

United States Census Bureau. "Parent Directory". *United States Government,* accessed in April 2026. Index of /programs-surveys/popest/tables

Varian, Ethan. (2023, June 25). Nuclear option'? Supersized housing projects are planned for Bay Area's wealthiest cities. Is one coming to your neighborhood? *The Mercury News,* online. Is a supersized housing project coming to your Bay Area neighborhood?

Ward, Jason M. and Schlake, Luke. "The High Cost of Producing Multifamily Housing in California". *Rand,* April 2, 2025. The High Cost of Producing Multifamily Housing in California: Evidence and Policy Recommendations | RAND

2024 Advocates Guide. "Land Use Restrictions and Affordable Housing". *National Low Income Housing Coalition,* accessed on May 14, 2026. National Low Income Housing Coalition - Land Use Restrictions and Affordable Housing

APPENDIX

APPENDIX A: Major Housing Laws & What They Tried to Do[81]

Surplus Land Act (1968; strengthened by AB 1486 in 2019)
Problem addressed: Local agencies often disposed of valuable public land without prioritizing affordable housing.
Solution: The Surplus Land Act requires local agencies to offer surplus sites to affordable housing developers first; AB 1486 (2019) expanded who must comply, added reporting, and created enforceable penalties. HCD now issues binding guidelines and may impose fines.
Role: A siting tool that converts public land near jobs/transit into affordable housing at scale (HCD reports thousands of units proposed/approved under SLA).

Housing Element Law & RHNA (1969; RHNA made mandatory by 1980 AB 2853; repeatedly strengthened)
Problem addressed: Cities historically under-planned for growth or zoned exclusionary, constraining supply across income levels.
Solution: Every city/county must adopt an 8-year Housing Element showing adequate, zoned sites to meet its RHNA allocation by income tier; HCD issues regional need determinations and certifies elements. Enforcement has tightened (HCD's Housing Accountability Unit; fines; referrals to the AG).
Role: The spine of California housing policy—other laws (HAA, SB 35, SB 330, AFFH) enforce or operationalize these plans.

Density Bonus Law (1979; expanded often, incl. AB 1287 in 2023)
Problem addressed: Mixed-income projects often do not pencil without zoning flexibility.
Solution: Grants extra units, incentives/waivers, and reduced parking in exchange for deed-restricted affordable homes; AB 1287 (2023) added a "stackable" bonus on top of the 50% base, enabling up to ~100% bonus with additional very-low/moderate units.
Role: A ubiquitous feasibility lever to deliver affordability in market-rate projects.

Housing Accountability Act (HAA) (1982; strengthened 2017–2019)
Problem addressed: Cities used subjective discretion (e.g., "neighborhood character") to deny otherwise compliant housing.
Solution: Limits denial, density reduction, or infeasible conditions for projects meeting objective standards, unless the city makes specific, evidence-based health/safety findings. 2017–2019 updates raised the burden of proof, added fees/attorney's fees, and clarified "objective standards."
Role: A litigation-backed guardrail ensuring code-compliant housing moves forward—the State's classic "anti-NIMBY" tool.

Redevelopment Agencies (RDAs): Termination and Loss of Local Affordable Housing Funds (2011–2012)
Problem addressed (pre-2012): RDAs used tax-increment financing with a 20% housing set-aside to fund affordable housing; the State later sought budget relief.
Solution: The Legislature passed ABx1 26 (2011); the California Supreme Court affirmed dissolution

[81] Housing Statutes were summarized Microsoft Co-Pilot May 2025 version

effective Feb 1, 2012, shifting property-tax increment, and creating successor agencies to wind down obligations.
Role: Ended a major local funding stream, increasing reliance on density bonus, public land, tax credits, and state programs.

SB 375 (2008) & SB 743 (2013; statewide VMT implementation 2020)
Problem addressed: Sprawl drove VMT and GHGs; CEQA's **Level of Service (LOS)** metric discouraged infill.
Solution: SB 375 requires Sustainable Communities Strategies (SCS) aligning land use and transportation to cut GHGs; SB 743 replaced LOS with VMT in CEQA, favoring infill and multimodal access, with statewide implementation by 2020.
Role: Climate + housing siting framework; housing near jobs/transit faces fewer CEQA hurdles than sprawl.

ADUs (2016–2025 waves): Legalizing "Gentle Density"
Problem addressed: Single-family-only rules and local barriers (parking, minimums) impeded backyard cottages/garage conversions near jobs.
Solution: Successive bills created 60-day ministerial approval, broad parking relief, and standardized rules; HCD's 2025 ADU Handbook consolidates guidance and updates.
Role: A distributed, lower-cost production engine—large, scalable homeowner-led supply statewide.

HCD Law §16884.01 (2017): Establishes Housing Element Compliance Consequences and State Enforcement Authority
Problem addressed: For decades, many cities and counties failed to adopt or maintain HCD-compliant Housing Elements, resulting in chronic under-production of housing, exclusionary zoning practices, and resistance to RHNA obligations. Prior housing law lacked clear, enforceable consequences for noncompliance, allowing jurisdictions to delay, obstruct, or ignore housing planning requirements with minimal risk. This undermined statewide housing policy, fair housing objectives, and public accountability.
Solution: HCD Law §16884.01 clarifies and operationalizes the legal consequences of Housing Element non-compliance, explicitly linking failure to adopt or implement a compliant Housing Element to loss of local land-use discretion and enhanced state oversight. The law affirms HCD's authority to make formal findings of noncompliance and triggers statutory remedies under related housing laws, including limits on down-zoning, exposure to the Housing Accountability Act, and eligibility for "builder's remedy" projects when required conditions are met. It strengthens the enforceability of Housing Element Law by making compliance legally consequential rather than aspirational.
Role: A state enforcement backbone for California's housing planning system, §16884.01 functions as a compliance-triggering provision that gives real effect to RHNA and Housing Element Law. It shifts housing policy from a negotiation-based model to a rule-of-law framework, ensuring that local governments that refuse to plan for housing face predictable, uniform consequences while compliant jurisdictions retain local control. The statute is central to California's modern "Yes In My Backyard" enforcement regime.

SB 35 (2017): Streamlined Ministerial Approval
Problem addressed: Lengthy discretionary review and CEQA litigation stalled production, especially where jurisdictions lagged RHNA.
Solution: Creates a ministerial (CEQA-exempt) pathway in cities not meeting RHNA progress for qualifying infill projects that meet objective standards, affordability, and labor provisions; HCD issued binding guidelines.

Role: A fast lane that translates zoning into approvals within 90–180 days; HCD publishes which jurisdictions are subject.

AB 686 (2018): Affirmatively Furthering Fair Housing (AFFH)

Problem addressed: Persistent segregation and unequal access to opportunity despite fair-housing statutes.

Solution: Requires all public agencies to affirmatively further fair housing and adds new Housing Element duties (analysis of segregation, access to opportunity, displacement risk, equitable siting).

Role: Embeds civil-rights obligations into RHNA/Housing Elements, pushing lower-income housing into high-opportunity areas.

SB 330 (2019; extended by SB 8 to 2030): Housing Crisis Act

Problem addressed: Moving goalposts (new subjective standards), downzoning, unlimited hearings, and loss of protected units increased entitlement risk.

Solution: Freezes new subjective design rules, caps hearings, creates preliminary application vesting, and requires replacement/relocation when protected units are impacted.

Role: Stabilizes entitlements, preserves capacity, and protects renters.

SB 9 (2021): Duplexes & Urban Lot Splits

Problem addressed: Large single-family parcels constrained capacity; owners lacked simple legal paths to add units.

Solution: Requires ministerial approval of up to two units on most single-family lots and allows urban lot splits (with guardrails). Implementation and litigation have been mixed, but SB 9 continues to operate statewide.

Role: Incremental densification in high-opportunity areas (uptake has been modest vs. ADUs).

SB 10 (2021): Local Rezoning for "Missing Middle" Housing

Problem addressed: CEQA-exposed rezonings and voter-approved limits made modest upzoning slow and risky.

Solution: Voluntary tool letting cities zone up to 10 units/parcel on transit-rich or urban infill sites with the rezoning action itself exempt from CEQA; may override local initiative restrictions with a 2/3 council vote.

Role: A local-option upzoning mechanism; note it does not streamline the project approvals that follow.

AB 2011 (2022): Affordable Housing and High Road Jobs Act

Problem addressed: Vast commercially-zoned land sat underused while housing faced discretionary review and CEQA.

Solution: Creates ministerial, CEQA-exempt approvals for qualifying multifamily on commercial corridors via two paths: 100% affordable or mixed-income meeting corridor, site, and labor standards. Effective July 1, 2023.

Role: A production-focused pathway converting retail/office/parking sites into housing statewide.

SB 6 (2022): Middle Class Housing Act (Companion to AB 2011)

Problem addressed: Housing often not allowed on commercial parcels absent a rezoning.

Solution: Allows residential use in many commercial zones (by right as a permitted use) with labor standards; not ministerial/CEQA-exempt on its own (but can combine with other tools). Effective July 1, 2023.

Role: Opens more sites to housing when AB 2011 is not available.

AB 2097 (2022): Eliminating Parking Minimums Near Transit
Problem addressed: Mandatory parking minimums near transit raised costs and reduced housing feasibility.
Solution: Prohibits minimum parking requirements for most projects within ½ mile of a major transit stop (with narrow exceptions); HCD issued a 2025 Technical Advisory for implementation.
Role: Lowers costs and removes a common barrier to infill housing.

SB 423 (2023): Extends & Expands SB 35 Through 2036
Problem addressed: SB 35's 2026 sunset and exclusions (e.g., much of the Coastal Zone) limited reach; many cities still failed RHNA or lacked certified elements.
Solution: Extends SB 35 to 2036, applies streamlining to more jurisdictions and sites (incl. parts of the Coastal Zone), ties eligibility to Housing-Element compliance, and updates affordability/labor standards; allows DGS to administer on State-owned land.
Role: A statewide production accelerator, making the SB 35 fast lane broader and longer-lived.

SB 131 + AB 130 (2025): CEQA & Housing Streamlining (Budget Trailer Bills)
Problem addressed: Infill housing still faced CEQA delays, litigation risk, and inconsistent timelines.
Solution: Establishes new CEQA exemptions for qualifying infill housing (e.g., up to 20 acres, or 5 acres for builder's-remedy sites), streamlined review, and—via the broader package—a temporary freeze on code updates to improve predictability. Effective June 30, 2025.
Role: A modernized CEQA framework that complements HAA/SB 330/SB 35 to speed compliant housing.

Builder's Remedy under HAA (codified/updated 2024–2025)
Problem addressed: Some cities delayed or adopted **non-compliant Housing Elements** to preserve restrictive zoning.
Solution: AB 1893 (2024) and AB 1886 (2024) formalize and clarify the Builder's Remedy: where a jurisdiction lacks a certified element, qualifying projects with required affordability may proceed (with new standards and protections effective Jan 1, 2025).
Role: A blunt enforcement backstop—if a city does not plan properly, it loses discretion to reject compliant affordable projects.

SB 79 (2025): Overrides Local Zoning to Enable Higher-Density Housing Near Transit
Problem addressed: Local zoning caps on height and density near transit stops prevented production of transit-oriented housing even in regions with extensive rail and bus networks.
Solution: Preempts local zoning within ½ mile of qualifying transit stops to legalize multi-story multifamily housing, allowing substantially greater height and density. Creates a statewide TOD framework that can be combined with SB 35, SB 330, the Housing Accountability Act, and the State Density Bonus Law to streamline approvals at lower affordability thresholds.
Role: A land-use preemption tool establishing "as-of-right" higher density near transit so state streamlining laws (e.g., SB 35) can actually deliver buildable transit-oriented projects. It operationalizes California's TOD objectives and supports pro-housing production goals.

AB 507 (2025): Establishes Adaptive Reuse as Use-by-Right With Streamlined Approval
Problem addressed: High commercial vacancy rates and slow, discretionary local approval processes made it difficult to convert underutilized office/retail buildings into housing—despite acute statewide housing shortages.

Solution: Declares adaptive reuse a use-by-right in all zones except non-residential industrial areas and provides ministerial, streamlined approval for eligible projects in existing buildings (generally <50 years old or meeting historic-preservation requirements). Requires income-restricted units (e.g., 8% very low + 5% extremely low, or 15% lower-income for rentals) and allows mixed-use conversions if ≥50% of floor area is residential. Waives parking for portions of buildings without existing on-site parking.
Role: A conversion-focused production tool enabling rapid, CEQA-bypassed adaptive reuse of commercial buildings into housing. Pairs with local incentive programs (e.g., tax-increment-funded Adaptive Reuse Investment Funds starting FY 26-27) to subsidize affordability and unlock large-scale urban reuse.

AB 648 (2025): Exempts Community College Housing from Local Zoning
Problem addressed: Community college districts (CCDs) face severe barriers building student, faculty, and staff housing because local zoning ordinances—unlike UC/CSU—block or delay projects, worsening housing insecurity for the 2M+ community college students, over half of whom experience housing instability.
Solution: Exempts CCD-built student, faculty/staff, and university housing projects on CCD-owned or leased property from local city/county zoning regulations. Requires certain projects with faculty/staff units to include extremely low- and lower-income affordable units. Declares the exemption a matter of statewide concern applying to all cities, including charter cities.
Role: A state-level preemption tool enabling rapid production of student and workforce housing on community college land, eliminating local zoning barriers and aligning CCD authority with UC/CSU to address student homelessness and workforce affordability.

AB 1021 (2025): Expands and Streamlines Workforce Housing on School District Property
Problem addressed: High housing costs prevent school districts from recruiting and retaining teachers and staff; thousands of acres of school-owned land remain underutilized due to zoning barriers, procedural hurdles, and limits on allowable uses.
Solution: Revises and expands the law deeming workforce housing an allowable use on any property owned by a local educational agency (LEA). Requires qualifying projects (≥10 units) to prioritize renting to school employees and the public under a set hierarchy, with a majority of units deed-restricted for lower- or moderate-income households. Applies Housing Accountability Act protections, enables density bonuses, and extends the program to 2036.
Role: A major workforce-housing production tool that cuts red tape, activates school district land for affordable educator housing, and strengthens school staffing stability—particularly in high-need communities where housing costs drive turnover.

AB 253 (2025): Creates a Private Pathway to Speed Up Residential Permit Plan-Checking
Problem addressed: Local building departments often take more than 30 days to complete residential plan checks, creating permitting backlogs that slow housing production, increase project costs, and leave small-scale infill projects stalled.
Solution: Establishes the *California Residential Private Permitting Review Act*, requiring cities/counties to publish residential permit fee schedules and provide applicants with estimated plan-check timelines. If the estimated timeframe exceeds 30 business days (or if no determination is provided within 30 days), applicants may hire a licensed private professional ("private professional provider") to perform the plan check. Applies to 1–10 unit projects ≤40 ft tall and allows private reviewers to certify compliance via affidavit.

Role: A post-entitlement acceleration tool that cuts through municipal bottlenecks by letting homeowners and builders use certified private reviewers, moving small-scale housing through permitting faster while maintaining local agency oversight.

AB 1308 (2025): Imposes an Inspection "Shot Clock" and Allows Private Inspectors

Problem addressed: Unpredictable and months-long delays in final inspections—framing, electrical, plumbing, final occupancy sign-off—prevent newly built or renovated homes from being occupied, increasing holding costs and slowing the delivery of small-scale housing.

Solution: Requires local building departments to conduct inspections for 1–10-unit projects (≤40 ft) within 10 business days after receiving notice of completion. If the estimated inspection window exceeds 30 days—or no inspection occurs within 30 days—applicants may hire a licensed private professional inspector to complete the inspection and submit an affidavit attesting to code compliance. Also requires cities/counties to post residential permit fee schedules.

Role: A post-entitlement enforcement and delivery tool that ensures housing is not delayed at the final inspection stage. Speeds up occupancy, adds accountability to local inspection offices, and allows builders to default to vetted third-party inspectors when jurisdictions are too slow.

AB 712 (2025): Strengthens Enforcement of State Housing Laws Against Noncompliant Cities

Problem addressed: Local agencies routinely delay, obstruct, or illegally deny housing projects despite state housing reform laws; enforcement is weak, costly for applicants, and slow, enabling jurisdictions to continue violating State Mandates without consequence.

Solution: Creates a robust enforcement framework requiring courts to award attorney's fees and costs to prevailing housing applicants and to impose mandatory fines on violating local agencies. Extends statutes of limitation by 60 days when applicants issue a notice of intent to sue, and bars agencies from requiring applicants to indemnify them for litigation arising from the agency's own violations. Defines "housing reform law" broadly to cover laws protecting housing applicants or limiting local discretion.

Role: A statewide compliance tool that finally gives housing applicants meaningful remedies—and gives local governments financial and legal consequences for ignoring state housing law, thereby enabling real enforcement of the State's pro-housing framework.

SB 808 (2025): Fast-Tracks Judicial Review of Housing Permit Denials

Problem addressed: Cities continue denying compliant housing projects, forcing applicants into a slow judicial review process where litigation delays—often lasting years—kill projects, escalate costs, or allow permits to expire.

Solution: Establishes an expedited writ-of-mandate process for housing permit denials. Requires:

- Local agencies to compile and certify the administrative record within 15 days.
- Courts to set hearings within 45 days and issue decisions within 30 days of submission (or 75 days from filing, whichever comes first).
- Priority scheduling for appeals.
  Allows the applicant, Attorney General, or HCD to file the petition; authorizes temporary judicial assignments to meet deadlines.

Role: A litigation-acceleration tool that prevents local agencies from using procedural delay to kill housing projects, ensuring that California housing laws have immediate, enforceable consequences. Complements AB 712 by enforcing housing rights on the judicial side.

SB 786 (2025): Clarifies Housing Element Law and Strengthens Court Remedies Against Noncompliant Cities

Problem addressed: Conflicts between General Plan elements, vague housing-element rules, and slow litigation processes create uncertainty for cities, courts, and developers—leading to delays, stalled rezoning, and litigation bottlenecks that block housing production.

Solution: Establishes clear hierarchy rules: when General Plan elements conflict—including quantified development standards—the most recently adopted, HCD-certified Housing Element controls. Tightens judicial timelines in Housing-Element challenges:

- Limits continuances to 60 days,
- Requires temporary relief whenever continuances occur,
- Requires HCD to conduct substantial-compliance reviews when local jurisdictions miss required Housing-Element deadlines,
- Extends rezoning compliance timelines to 120 days and mandates sanctions if jurisdictions fail to comply.
  Applies general-plan challenge rules to charter cities.

Role: A statewide governance-and-compliance tool ensuring that Housing Elements actually function as the controlling document, reducing litigation gamesmanship, and compelling jurisdictions to implement rezoning and Housing-Element obligations on enforceable timelines. Complements AB 712 and SB 808 as part of the Attorney General's statewide enforcement strategy.

SB 340 (2025): Expands Emergency Shelter Requirements in Housing Elements

Problem addressed: Emergency shelter planning requirements were outdated and limited, failing to reflect modern shelter models (e.g., navigation centers, recuperative care) and the full range of onsite supportive services needed for effective homelessness response.

Solution: Updates the definition of "emergency shelter" to require housing *with supportive services* (not minimal services) and requires Housing Elements to account for all onsite services consistent with written, objective standards. Imposes new obligations on cities/counties in shelter planning and broadens the Emergency Housing and Assistance Program definition.

Role: A homelessness-response modernization tool ensuring jurisdictions plan realistically for service-rich shelter models within their Housing Elements and zoning designations.

AB 610 (2025): Requires Disclosure of New Local Governmental Constraints in Housing Elements

Problem addressed: Cities and counties were adopting new land-use constraints (fees, ordinances, zoning rules) during Housing-Element cycles without disclosure, undermining RHNA compliance and increasing barriers to housing production.

Solution: Requires a governmental constraints disclosure statement in each Housing Element (7th Cycle onward), identifying all new or amended constraints adopted since the last Housing Element. Prohibits adoption of new constraints unless they were disclosed and the jurisdiction has completed all required programs to remove past constraints (except when mandated by state/federal law). Applies to charter cities.

Role: A transparency and anti-backsliding tool ensuring local governments cannot quietly increase barriers to housing once RHNA obligations are set.

AB 670 (2025): Allows Converted Affordable Units to Count Toward RHNA Reporting

Problem addressed: Cities lacked credit in their Annual Progress Reports (APRs) for preserving or converting multifamily buildings into long-term deed-restricted affordable housing, despite this being a major preservation strategy.

Solution: Expands APR reporting starting in 2027 to allow units converted to affordable housing—with 55-year covenants for low, very low, extremely low, or acutely low income households—to count toward a jurisdiction's RHNA-creditable progress, if they meet specified criteria. Includes detailed new reporting requirements for demolitions, replacement units, and affordable conversions.
Role: A preservation-credit tool aligning RHNA reporting with long-term affordable housing conversion strategies, encouraging cities to preserve expiring-affordability stock.

AB 726 (2025): Allows Cities to Count Substantial Rehabilitation of Affordable Units in APRs
Problem addressed: Deeply affordable older units (often 15+ years old) need major rehabilitation but cities receive *zero RHNA/APR credit* for investing in repairs—causing cities to prioritize new construction instead of preserving aging stock.
Solution: Allows jurisdictions to include substantially rehabilitated deed-restricted affordable units (≥15 years old, ≤45% AMI average affordability, ≥$60k local investment per unit) in APRs. These units cannot be counted toward eligibility for streamlining under SB 35. Updates references to the Office of Land Use and Climate Innovation.
Role: A preservation-incentive tool enabling cities to earn APR credit for rehabilitating deeply affordable units, helping maintain long-term housing quality and prevent affordable-stock losses.

AB 1275 (2025): Extends RHNA Timelines and Aligns Housing Needs with Transportation Plans
Problem addressed: Regional Housing Needs Determinations (RHND) were rushed due to tight timelines (2-year lead time), leading to disputes, insufficient data review, and disconnects between transportation planning and housing allocations.
Solution: Extends RHND timeline from 2 to 3 years before a Housing-Element update (with special rules for 2027–2029 cycles), requires earlier consultation between HCD and councils of governments (COGs), and mandates that RHNA methodology be informed by Sustainable Communities Strategy (SCS) patterns in regional transportation plans. Strengthens integration of job-housing balance, mobility patterns, and fair housing objectives.
Role: A regional-planning alignment tool ensuring RHNA allocations better reflect transportation, climate, and job-housing realities, improving the planning accuracy of future housing cycles.

SB 233 (2025): Requires Earlier State–Regional Consultation for RHNA Determinations
Problem addressed: During prior RHNA cycles, HCD provided regional housing need numbers too late (26-month timeline), leaving councils of governments (COGs) and cities with insufficient time to plan, contributing to widespread late Housing-Element adoption.
Solution: Requires HCD to meet and consult with each COG at least 38 months before a Housing-Element revision (one year earlier than prior law), with special rules for the 7th Cycle. Ensures earlier agreement on RHNA assumptions, methodologies, and data inputs.
Role: A regional-planning coordination tool that expands the planning window for local governments, reducing delays, improving RHNA accuracy, and increasing likelihood of timely Housing-Element compliance.

AB 920 (2025): Requires Centralized Online Portals for Housing Permit Applications
Problem addressed: Local permitting processes were opaque, slow, and inconsistent across cities; applicants could not easily track housing development permits, resulting in delays, confusion, and high administrative burdens.
Solution: Requires cities/counties with populations ≥150,000 to create a centralized online application portal for housing development projects, allowing electronic submissions and real-time status tracking.

Jurisdictions may delay implementation until 2030 only if they begin procurement by 2028. Applies to charter cities.
Role: A statewide digital-permit modernization tool that increases transparency, reduces processing delays, and standardizes how applicants navigate housing approvals.

SB 358 (2025): Reduces Traffic Impact Fees for Transit-Oriented Housing
Problem addressed: Traffic impact fees—often 20% of project cost—were applied using outdated auto-trip assumptions, inflating costs for infill and transit-oriented housing that generates fewer vehicle trips.
Solution: Reforms the Mitigation Fee Act to:

- Require at least 50% fee reductions for qualifying transit-oriented housing,
- Update eligibility criteria (parking maximums, proximity to ≥3 amenities, transit-priority locations),
- Require fee-denial findings to be supported by substantial evidence,
- Remove outdated convenience-retail requirements and proportional-fee provisions.

Role: A cost-reduction and TOD-incentive tool that aligns traffic fees with actual impacts, supporting infill and climate-oriented housing production.

AB 752 (2025): Makes Child Daycare Centers in Multifamily Housing a Use-by-Right
Problem addressed: Cities treated daycare centers co-located with multifamily housing as commercial uses—triggering zoning barriers, business license fees, CEQA review, and inconsistent local requirements, reducing childcare capacity near where families live.
Solution: Makes daycare centers co-located with multifamily housing or community amenities a residential use by right; prohibits business license fees; exempts such centers from CEQA; bars stricter standards on them than those applied to the co-located housing or amenity. Maintains all California licensing and safety requirements.
Role: A childcare-access and land-use integration tool that reduces barriers to collocated daycare centers, supporting housing-adjacent amenities and family-serving communities.

SB 415 (2025): Refines Statewide Warehouse & Logistics Development Standards
(Not a housing production bill but affects land-use and zoning environments related to freight-adjacent communities.)
Problem addressed: AB 98 (2024) established statewide warehouse standards but included ambiguous definitions and inconsistent requirements, creating confusion for local governments, developers, and environmental-justice communities in logistics-heavy regions.
Solution: SB 415 clarifies key definitions (“logistics use development,” “sensitive receptor”), narrows exemptions, updates siting and truck-route standards, refines buffer requirements, and ensures 21st-century warehouses meet applicable sustainable-design standards at permit issuance. Also clarifies where warehouse concentration regions apply.
Role: A land-use-governance and environmental-mitigation tool improving clarity and enforceability of statewide logistics-facility regulations—reducing conflicts between freight operations, housing, and community health.

AB 98 (2024–2025): Establishes Statewide Design, Siting & Environmental Standards for Logistics Facilities
Problem addressed: Warehouse and logistics developments—especially in the Inland Empire—were producing severe air-quality, noise, traffic, and public-health impacts on nearby residential areas, schools, and other sensitive receptors, while local regulations were inconsistent or ineffective.

Solution: Creates California's first statewide design, siting, and operational standards for logistics facilities, including:

- Mandatory buffers (500–900 feet) from sensitive receptors,
- Truck-route and loading-bay orientation requirements,
- Anti-idling measures and cold-storage plug-ins,
- Title 24–level building efficiency standards (solar, EV-readiness),
- 2:1 replacement requirement for recently occupied affordable units demolished,
- Applicability to large new facilities and expansions ≥20% of floor area.
  Compliance required for applications submitted after Sept. 30, 2024, with most standards fully effective Jan. 1, 2026.

Role: A statewide environmental-mitigation and freight-land-use tool aimed at protecting communities while aligning logistics growth with sustainability and public-health goals. AB 98 is foundational to later cleanup legislation (SB 415).

AB 1007 (2025): Cuts Responsible-Agency Permit Deadlines in Half

Problem addressed: Even after cities approved housing projects, state and regional "responsible agencies" (e.g., air districts, water boards) could take months to issue secondary permits, causing ballooning timelines and costs. Shot-clocks for these agencies (90 days) were much longer than those for lead agencies.

Solution: Amends the Permit Streamlining Act to require responsible agencies to approve/disapprove residential, mixed-use, supportive, or farmworker housing permits within 45 days of project approval or application completeness—cutting the prior 90-day deadline in half. Applies statewide, including charter cities.

Role: A permitting-acceleration tool ensuring faster post-entitlement approvals and reducing interagency delays that frequently stall housing construction.

AB 1050 (2025): Allows Removal of Private Covenants Blocking Housing on Commercial Properties

Problem addressed: Commercial parcels often have old CC&Rs and reciprocal easement agreements (REAs) that prohibit residential uses or limit density, preventing commercial-to-housing adaptive-reuse projects—even when allowed under State housing laws like AB 2011.

Solution: Expands existing restrictive-covenant-modification law (previously limited to affordable housing) to **all** qualifying housing developments located on commercial sites, allowing developers to:

- Invalidate covenants that restrict residential use, density, unit count, or occupancy,
- Apply the process to REA**s** as well as CC&Rs,
- Record a Restrictive Covenant Modification Document after county counsel review.

Does not authorize projects inconsistent with state housing laws.

Role: A statewide barrier-removal tool enabling adaptive reuse of commercial corridors and shopping centers into housing by preempting private land-use restrictions.

SB 92 (2025): Closes Loopholes in the Density Bonus Law for Mixed-Use Projects

Problem addressed: Developers exploited the Density Bonus Law to exceed commercial FAR and build oversized hotel-heavy or visitor-serving mixed-use projects with minimal housing (e.g., San Diego "Project Vela").

Solution: Reforms Density Bonus Law by:

- Limiting commercial FAR increases under DBL to **≤2.5×** base zoning,
- Prohibiting incentives/waivers for transient lodging (hotels, motels, B&Bs) except residential hotels,

- Requiring ≥2/3 of mixed-use square footage to be residential to qualify,
- Maintaining full affordability thresholds for bonus eligibility.
  Effective Jan. 1, 2026 (with grandfathering for pre-application projects).

Role: A guardrail tool ensuring Density Bonus Law is used to build actual housing—not oversized hotel or commercial space leveraged through affordable-unit "tokenism."

AB 87 (2025): Prevents Density Bonus Incentives for Hotel Components of Mixed-Use Projects
Problem addressed: Developers were using DBL concessions (height, FAR, parking waivers) to benefit hotel components of mixed-use projects, diluting the State's housing incentives and enabling visitor-serving developments that undermined local zoning.
Solution: Clarifies that DBL incentives may not be applied to hotel/motel/visitor-serving portions of a mixed-use project. Makes parallel conforming amendments to align with SB 92 if both bills are enacted. Applies statewide, including charter cities.
Role: A housing-priority tool reinforcing that density bonuses are for residential production—not for hospitality or tourism development.

APPENDIX B: Orange County Housing Mandate Survey Questions

Q1 What is your city's 6th-cycle RHNA allocation, and does your Housing Element plan exceed that number? If so, by how much, and what factors influenced the decision to exceed the allocation?
Q2 If the RHNA mandate were not in place, how would your housing plan differ? Would it still meet the demand for low-income housing?
Q3 What strategies has your city used to inform and engage residents about the state housing mandate? How do you measure the effectiveness of these outreach efforts?
Q4 What are the implications of recent state legislation on R-1 single-family zoning for your city's land-use policies and community character?
Q5 What are the most significant challenges your city faces in meeting RHNA requirements? In what ways has OCCOG supported your efforts to overcome these challenges?
Q6 Do you anticipate achieving your approved Housing Element goals by the end of the 6th cycle in 2030? What factors will most influence your success or shortfall?
Q7 What additional information would you like to provide us regarding this topic?

APPENDIX C: Responsibilities

Responsibilities of OCCOG

Mission Statement:

The Orange County Council of Governments (OCCOG) convenes jurisdictions throughout Orange County to collaboratively address land use, housing, mobility, energy, air quality, and water issues, and to ensure that Orange County is effectively represented in regional and state decision-making. Through sound governance, impartial analysis, and regional coordination, OCCOG delivers value to its member agencies and the residents of Orange County.
Core Responsibilities:

1. Sub-Regional Planning and Coordination
   a. Serves as Orange County's official sub-regional planning organization within the six-county SCAG region.

   b. Leads the preparation of required regional and sub-regional planning documents that allow Orange County jurisdictions to compete for state and federal funding. [occog.com], [occog.com]
2. Regional Representation and Advocacy
   a. Ensures Orange County's interests are represented in regional policy development by coordinating the county's representation on the SCAG Regional Council and committees.
   b. Works to align countywide perspectives on policy issues affecting transportation, housing, sustainability, and infrastructure.
3. Housing, Transportation, and Sustainable Communities Planning
   a. Supports housing and transportation planning coordination, including RHNA-related activities and implementation discussions.
   b. May serve as the lead agency for a sub-regional Sustainable Communities Strategy if Orange County elects to pursue one under SB 375, consistent with SCAG's Regional Transportation Plan.
4. Technical Analysis, Studies, and Data Support
   a. Conducts countywide and sub-regional studies, prepares technical reports, and provides data-driven analysis to support policymaking by member agencies.
   b. Develops best-practice guidance (e.g., Complete Streets, mobility and infrastructure tools) for voluntary adoption by cities and the County.
5. Intergovernmental Collaboration and Consensus-Building
   a. Functions as a forum for cooperation among cities, the County, and special districts on issues of shared concern.
   b. Facilitates coordination on funding strategies, infrastructure planning, and policy alignment without supplanting local land-use authority.[82]

Responsibilities of SCAG

Mission Statement

The Southern California Association of Governments (SCAG) serves as the regional planning agency for Southern California, coordinating among local, regional, state, and federal partners to advance transportation, housing, land-use, and environmental planning that supports sustainable growth, economic vitality, social equity, and improved quality of life for the region's diverse communities.

SCAG's mission is to lead collaborative regional planning by developing and implementing integrated transportation, housing, and sustainability strategies; allocating regional housing needs; ensuring compliance with state and federal planning requirements; and providing data, technical assistance, and policy guidance to its member jurisdictions to address Southern California's long-term growth challenges.[83]

Responsibilities of HCD

Mission Statement (Primary)

The California Department of Housing and Community Development (HCD) works to ensure safe, affordable, and sustainable housing opportunities for Californians by administering housing programs,

[82] Orange County Council of Governments
[83] Home | Southern California Association of Governments

shaping statewide housing policy, and enforcing housing laws to promote equity, environmental quality, and community stability across the state.

HCD's mission is to lead and implement California's housing policy by determining regional housing needs, reviewing and enforcing Housing Element compliance, administering state and federal housing funds, and holding local jurisdictions accountable for fulfilling their obligations under state housing law.[84]

[84] California Department of Housing and Community Development

August 4, 2026

The Honorable Sheila F. Hanson
Presiding Judge of the Superior Court of Orange County
700 Civic Center Drive West
Santa Ana, CA 92701

RE: RESPONSE TO ORANGE COUNTY GRAND JURY REPORT, *CALIFORNIA HOUSING MANDATES, THE UNINTENDED RESHAPING OF ORANGE COUNTY NEIGHBORHOODS*

Dear Presiding Judge Hanson:

The City of La Palma has reviewed the Orange County Grand Jury Report, ***California Housing Mandates, The Unintended Reshaping of Orange County Neighborhoods***. In compliance with the California Penal Code sections 933.05(a) and (b), the City was requested and is responding to each of the findings and recommendations directed to the City in this report. Each finding and recommendation is listed below, followed by the City's response, which was approved by the La Palma City Council on August 4, 2026.

The Grand Jury Report outlined 22 findings, 11 of which applied to La Palma:

- *F1. In recent years, the California Legislature has enacted an unusually large and burdensome volume of housing-related laws intended to strengthen compliance with State Housing Mandates.*

  Response: The City of La Palma agrees with this finding.

- *F2. Housing Mandates are implemented through a RHNA process that often lacks transparency and relies on complex methodologies that are difficult for local officials and the public to understand or meaningfully challenge.*

  Response: The City of La Palma agrees with this finding.

- *F4. Meaningful participation by Orange County cities in both OCCOG and SCAG meetings is critical to ensuring that local perspectives are represented during the development and implementation of Housing Mandates policies.*

  Response: The City of La Palma agrees with this finding.

- *F5. SCAG's 6th Cycle RHNA assigned Orange County a questionable total of 183,861 housing units for the 2021-2029 planning period, with higher allocations concentrated in cities with major population and employment centers.*

  Response: The City of La Palma agrees with this finding.

- *F6. RHNA allocations are unrealistic and not attainable within the current planning cycle due to limited land, built-out urban conditions, infrastructure constraints, environmental factors, and public health and safety requirements.*

  Response: The City of La Palma agrees with this finding.

- *F7. Residents in Orange County consistently express a desire for local planning decisions to reflect community priorities, including but not limited to neighborhood character, safety considerations, the environment and open-space preservation.*

  Response: The City of La Palma agrees with this finding.

- *F8. California's regulatory construction costs (i.e. permitting fees) present substantial challenges for private housing developers – particularly those delivering affordable units.*

  Response: The City of La Palma partially disagrees with this finding. The City's fees are set at or below the cost of providing services as allowed by law.

- *F9. The cost of constructing a single affordable housing unit in California typically ranges from approximately $500,000 to $800,000 per unit when fully complying with current state regulations. New low-income housing is generally not financially feasible without public subsidy.*

  Response: The City of La Palma agrees with this finding.

- *F10. Prior to their dissolution in 2012, redevelopment agencies served as a primary mechanism for cities and counties to finance affordable housing and related infrastructure. The loss of redevelopment has reduced cities' ability to support construction of affordable units.*

  Response: The City of La Palma agrees with this finding.

- *F11. Because public subsidy is limited and highly competitive, cities seeking to produce meaningful quantities of low-income housing must rely in part on private development incentives, often resulting in higher overall development densities and unit counts than the RHNA allocation.*

  Response: The City of La Palma agrees with this finding.

- *F12. The 6th Cycle RHNA methodology included numerous technical inputs published by SCAG and HCD; however, these inputs were highly complex and difficult for cities to interpret or independently verify.*

  Response: The City of La Palma agrees with this finding.

DRAFT

The Grand Jury Report also outlined 20 recommendations, eight of which applied to La Palma.

- *R7. OCCOG, all Orange County cities and the County of Orange should reassess the current dues structure, by September 30, 2026, to ensure that OCCOG has the resources necessary to effectively represent Orange County jurisdictions in SCAG processes, including RHNA methodology development and appeals.*

  Response: This recommendation will not be implemented, but the City of La Palma is open to conversations regarding the current dues structure. The City is not aware of whether OCCOG will be able to evaluate the current dues structure by September 30, 2026. The City is committed to partnering with Orange County cities and the County of Orange to strengthen OCCOG's ability to represent Orange County effectively in SCAG processes, subject to available resources and further regional discussion.

- *R8. By December 31, 2026, the Orange County Board of Supervisors should partner with cities to evaluate countywide infrastructure capacity–including water, wastewater, flood control, transportation, and public-safety systems–and develop a coordinated regional plan capable of supporting the level of housing growth required under state law.*

  Response: This recommendation will not be implemented unless the Orange County Board of Supervisors decides to move forward. However, the City of La Palma supports the concept of a coordinated regional infrastructure evaluation and would participate, as staffing and resources allow.

- *R9. By September 30, 2026, the Orange County Board of Supervisors should strengthen its engagement with OCCOG and increase staff support to develop a shared, countywide database of potential housing sites and key development-feasibility factors.*

  Response: This recommendation will not be implemented because it is not within the City of La Palma's control. The City of La Palma does support regional tools that reduce duplicative work for individual jurisdictions.

- *R11. The County of Orange and each city should ensure consistent participation in SCAG and OCCOG committees by September 30, 2026, including the Technical Advisory Committee (TAC), to strengthen regional representation during RHNA-methodology development.*

  Response: This recommendation has been implemented. The City of La Palma actively participates in both SCAG and OCCOG committees.

- *R12. The County of Orange and each city should designate a single technical representative, by September 30, 2026, along with an alternate, for all RHNA-related SCAG and OCCOG committees to ensure continuity of participation and eliminate gaps in representation across multiple decision-making bodies.*

DRAFT

Response: **This recommendation has been implemented. The City has a designated representative serving on SCAG and OCCOG committees.**

- *R14. By April 30, 2027, the County of Orange and each city should publish annual monitoring dashboards showing (a) entitlement pipeline conditions, (b) realistic site yield, (c) assembled funding sources for affordable units, and (d) conversion rates from planned capacity to issued permits and completed units, ensuring that County and city-determined capacity assumptions remain aligned with actual production.*

  Response: **This recommendation will not be implemented. As required by the State of California, the City of La Palma submits an annual report on the City's progress in implementing its certified General Plan Housing Element, which includes information outlined in the recommendation. The City supports the goal of improving transparency around housing production and realistic development capacity. To the extent additional reporting or dashboard information is requested in the future, the City would welcome a coordinated approach that provides clear guidance, standardized reporting tools, and technical support to help small cities participate without creating duplicative or overly burdensome reporting obligations.**

- *R15. By September 30, 2026, and ongoing, the County Board of Supervisors and all city councils should make a coordinated and sustained effort to educate their constituents about the RHNA process – its requirements, its impact on local planning and community character, and the role residents can play in shaping outcomes. Public education efforts should also include guidance on how community members can effectively engage with the California Legislature and advocate for more realistic, data-driven housing policies.*

  Response: **This recommendation has been implemented as the City of La Palma continues to communicate with our residents about housing matters through Council Meetings, our electronic newsletter, *The Visionary*, and on social media. Educational efforts regarding the RHNA process will continue, especially as we approach the 7th Cycle.**

- *R16. By December 31, 2026, all cities should look to enhance their relationships with not-for-profit affordable housing developers to increase the opportunity to develop more affordable housing.*

  Response: **This recommendation has been implemented through the City of La Palma's Housing Element programs. The City is open to collaborating with the entire stakeholder community to enhance affordable housing options in Orange County, subject to available staffing, resources, and site opportunities**.

DRAFT

Thank you for the opportunity to comment on the Grand Jury Report. Should you have any questions or need any additional information, please contact Peter Kim, City Manager at (714) 690-3334 or via email at citymanager@lapalmaca.gov.

Sincerely,

NITESH P. PATEL
Mayor
City of La Palma

NPP:pk

cc: La Palma City Council
Orange County Grand Jury
Peter L. Kim, City Manager

DRAFT

City of La Palma

Agenda Item No. 7

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Peter L. Kim, City Manager
AGENDA TITLE:	Cooperation Agreement with the County of Orange for the Community Development Block Grant Program

---

RECOMMENDED ACTION:

Authorize the City Manager to execute an amendment to the Cooperation Agreement with the County of Orange related to the Community Development Block Grant Program.

SUMMARY:

In February 2026, the City received a request from the County of Orange and informally confirmed its intent to continue participation in the Urban County Program under its Cooperation Agreement with the County of Orange. In late June, the City received an official request from the County of Orange to formalize its participation in the Urban County Community Development Block Grant (CDBG) Program for the period from July 1, 2027, to June 30, 2029. The CDBG program assists smaller cities in administering CDBG and HOME Investment Partnerships Program (HOME) funds received through the U.S. Department of Housing and Urban Development. The City has participated in the Urban County Program since 1981. To continue participating in the program, the City must execute the Cooperation Agreement with the County of Orange.

BACKGROUND:

The CDBG Program provides federal funds to the County of Orange and to cities with populations under 50,000 for community development and housing assistance activities. Funds are transferred from HUD to the County annually for use by participating agencies. These funds are typically obtained through competitive grant applications submitted to the County. When grants are awarded, the County assists cities in managing projects and preparing required reports to HUD. CDBG and HOME funds can support community development and housing assistance activities. If the City were to pursue CDBG grant funding, the Urban County Program would be the most effective approach.

FISCAL IMPACT:

There is no cost to participate in the Urban County CDBG Program with the County of Orange.

ATTACHMENTS:

1. Amendment Seven - Urban County Program Cooperation Agreement
2. Original Cooperation Agreement
3. Amendments One through Six

AMENDMENT SEVEN TO
COOPERATION AGREEMENT BETWEEN
THE COUNTY OF ORANGE
AND
CITY OF LA PALMA

This Amendment Number SEVEN (hereinafter "Amendment SEVEN") is made and entered into by the County of Orange, a political subdivision of the State of California, ("COUNTY") and CITY OF LA PALMA, a municipal corporation, ("CITY"), UEI number UU8GVBB2MKX5 which are sometimes individually referred to as "Party" or collectively referred to as "Parties", and is effective as of July 1, 2027, hereinafter referred to as "EFFECTIVE DATE".

WHEREAS, COUNTY and CITY executed that certain COOPERATION AGREEMENT "Small-City" (hereinafter, as amended, "Original Agreement" or "Agreement") for commencement July 1, 2005; and

WHEREAS, the Original Agreement was amended by Amendment ONE, effective as of July 16, 2008; and

WHEREAS, the Original Agreement was amended by Amendment TWO, effective as of July 1, 2012; and

WHEREAS, the Original Agreement was amended by Amendment THREE, effective as of July 1, 2015; and

WHEREAS, the Original Agreement was amended by Amendment FOUR, effective as of July 1, 2018; and

WHEREAS, the Original Agreement was amended by Amendment FIVE, effective as of July 1, 2021; and

WHEREAS, the Original Agreement was amended by Amendment SIX, effective as of July 1, 2024; and

WHEREAS, U.S. Department of Housing and Urban Development ("HUD") Notice CPD-26-08 allows "automatic" renewals for one successive three year Urban County qualification period provided that COUNTY sends a letter to CITY notifying it that the Original Agreement will be renewed unless CITY notifies COUNTY that it wishes to terminate the agreement and a copy of such a letter is provided to HUD; and

WHEREAS, COUNTY sent CITY a letter notifying CITY of such renewal on June 26, 2026; and

WHEREAS, CITY did not advise COUNTY that it wished to terminate the Original Agreement with County; and

WHEREAS, the CITY's City Manager and the COUNTY's Director of Orange County Community Resources have been duly authorized by their City Council and Board of Supervisors, respectively, to execute this Amendment SEVEN; and

WHEREAS, the Parties agree to further amend the Original Agreement at this time in the manner set forth herein.

NOW, THEREFORE, the Parties hereby agree as follows:

I. Modifications to the Original Agreement

1. Section 2 of the Original Agreement is amended in its entirety as follows:

   "COUNTY shall have the authority to carry out activities, which will be funded from annual Community Development Block Grant ("CDBG"), Home Investment Partnership ("HOME") and Emergency Solutions Grant ("ESG") Program funds appropriated for Fiscal Years 2027-2028, 2028-2029 and 2029-2030 and from any program income generated from the expenditure of such funds."

2. Section 9 of the Original Agreement is amended and shall read as amended in its entirety as follows:

   "This Agreement shall cover the three-year program period for Fiscal Years 2027-2028, 2028-2029 and 2029-2030, respectively of CDBG, HOME and ESG programs, including any subsequent Supplemental sources (Paragraph 23 of the Agreement). In no event shall this agreement be terminated by either Party before June 30, 2030, except as allowed in legislation enacted by the U.S. Congress for termination or withdrawal from the Urban County Program and as permitted by HUD.

   This Agreement remains in effect until the CDBG (and, where applicable, HOME and ESG) funds and program income received (with respect to activities carried out during the three-year qualification period, and any successive qualification periods under agreements that provide for automatic renewal) are expended and the funded activities completed, and the COUNTY and CITY cannot terminate or withdraw from this Agreement while it remains in effect."

3. Section 10 shall be added to Agreement to read:

   "In accordance with HUD Notice CPD 26-08, this Agreement will renew automatically for participation in one successive three-year Urban County qualification period (July 1, 2030 to June 30, 2033) unless COUNTY or CITY provides written notice that it elects not to participate in a new qualification period. A copy of the termination notice must be sent to HUD Field Office by the date specified on the HUD Exchange Urban Counties website. COUNTY shall notify CITY in writing of its right not to participate any longer

than the date specified in HUD's Urban County Qualification Notice for the next qualification period. A copy of the County's notification must be sent to the HUD field office by the date specified on the HUD Exchange Urban Counties website."

4. Section 11 of the Original Agreement is amended to read:

   "CITY and COUNTY agree to adopt amendment(s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s) when applicable and to submit such amendments to HUD. The COUNTY will notify CITY of its right to terminate its participation in the program based on the adoption of any such amendment. If either CITY or COUNTY refuses to adopt any such amendment, and to submit such amendment to HUD, this Agreement will be voided for such qualification period."

5. Section 14 of the Original Agreement is amended to add subsection (d) as follows:

   "d. This Agreement covers the following formula funding programs administered by HUD: CDBG, HOME, and ESG, and CITY may receive a formula allocation under the HOME and ESG Programs only through the COUNTY. This does not preclude the COUNTY or the CITY from applying for HOME or ESG funds from the State, if the State allows."

6. Section 24 of the Original Agreement is amended to read:

   "CITY may void this Agreement only if it submits to COUNTY on or before June 2027 the notification from HUD that CITY has qualified as a "Metropolitan City" or an "Entitlement City" prior to the completion of the re-qualification process for Fiscal Years 2027-2028, 2028-2029, and 2029-2030. Upon such notification by HUD, CITY also must submit to COUNTY and HUD written notification of its decision to either remain in the Urban County Program as a "Metropolitan City" or become an "Entitlement City" as a separate entity. If this Agreement is not voided, then CITY must participate in COUNTY's Urban County for the entire three-year qualification period (FYs 2027/2028 through 2029/2030)."

II. Additional Agreements

The terms of the Additional Agreements in the Original Agreement are hereby amended as follows:

1. The COUNTY and the CITY agree to cooperate to undertake, or assist in undertaking, essential community development and housing assistance activities in and for the benefit of the CITY, as approved and authorized between the Parties in the CDBG agreements, including the Consolidated Plan.

2. The CITY understands and agrees that it may not apply for grants under the State CDBG Program for the fiscal years during the period in which the CITY participates in the COUNTY's CDBG Program. The COUNTY agrees that the CDBG funds that the CITY is entitled to will be utilized to benefit the CITY.

3. The COUNTY and the CITY shall take all actions necessary to assure compliance with the COUNTY'S certification under section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, and that the grant will be conducted and administered in conformity with:

    a. Title VI of the Civil Rights Act of 1964 and the implementing regulations at 24 CFR Part 1;
    b. The Fair Housing Act, and the implementing regulations at 24 CFR Part 100, and will comply with the obligation to affirmatively further fair housing including the obligations set forth in 24 CFR 91.225(a) and 5.105(a); and
    c. Section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR Part 6, which incorporates Section 504 of the Rehabilitation Act of 1973 and the implementing regulations at 24 CFR Part 8, Title II of the Americans with Disabilities Act of 1974 and the implementing regulations at 28 CFR Part 35, the Age Discrimination Act of 1975 and the implementing regulations at 24 CFR Part 146, Section 3 of the Housing and Urban Development Act of 1968, Uniform Relocation and Real Property Policies Act of 1970 and the implementing regulations at 49 CFR Part 24, Section 104(d) of the Housing and Community Development Act of 1974 and the implementing regulations at 24 CFR Part 425, and all other applicable laws and regulations. The Parties agree that no urban county funding will be used for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the COUNTY'S actions to comply with the COUNTY'S fair housing certification. The Parties acknowledge and agree that noncompliance by a unit of general local government included in an urban county may constitute noncompliance by the grantee (i.e., the urban 14 county) that can, in turn, provide cause for funding sanctions or other remedial actions by the Department.

4. The CITY, COUNTY, and all other applicable units of general local government, may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under

Title I of the Housing and Community Development Act of 1974, as amended.

5. All other provisions of the Original Agreement, as amended, a copy of which is attached hereto as Exhibit A and incorporated by this reference, to the extent they are not inconsistent with this Amendment SEVEN, remain unchanged and in full force and effect.

IN WITNESS WHEREOF, CITY has caused this Amendment SEVEN to be executed by its City Manager and attested by its City Clerk; COUNTY has caused this Amendment SEVEN to be executed by the Director of the Orange County Community Resources; each having been duly authorized by the CITY Council and the COUNTY Board of Supervisors, respectively.

ATTEST:

City of La Palma, a municipal
Corporation in the State of California

By: _____
Name: Peter L. Kim
Title: City Manager
Date: _____

By:_____
Name: Norma I. Alley
Title: City Clerk
Date:_____

COUNTY OF ORANGE, a political subdivision of the State of California
By:_____
Dylan Wright, Director
Orange County Community Resources
Date: _____

//

ORIGINAL AGREEMENT, AS AMENDED, APPROVED AS TO FORM AND REQUIRED COUNTY COUNSEL OPINION STATEMENT:

The terms and provisions of the Original Agreement, including this Amendment SEVEN, are fully authorized under State and local law and the Agreement provides full legal authority for the County to undertake, or assist in undertaking, essential community development and housing assistance activities within the CITY's jurisdiction.

Office of the County Counsel

_____ _____

Deputy County Counsel Dated

Exhibit A

Original Cooperation Agreement and Amendment Numbers ONE through SIX

COOPERATION AGREEMENT

THIS AGREEMENT is entered into this First day of July, 2005
BY AND BETWEEN

CITY OF LA PALMA, a municipal Corporation, hereinafter referred to as CITY,

AND

COUNTY OF ORANGE, a political subdivision of the State of California and recognized Urban County under the Federal Housing and Community Development Act of 1974 (Public Law 93-383), as amended, hereinafter referred to as "COUNTY".

RECITALS

WHEREAS, Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended, hereinafter referred to as ACT, makes available to the COUNTY as an Urban County, and to cities under 50,000 in population, grants through the Community Development Block Grant Program (hereinafter referred to as "CDBG"), and the HOME Investment Partnership Program (hereinafter referred to as "HOME"), and any subsequent United States Department of Housing and Urban Development (hereinafter referred to as "HUD") Program which may become available to the COUNTY to be used for eligible housing and community development activities; and

WHEREAS, the ACT requires such cities and the COUNTY to enter into cooperation agreements in order for the cities to be included as part of the Urban County CDBG and HOME Programs; and

WHEREAS, the COUNTY and CITY desire to cooperate to undertake, or assist in undertaking, community development and lower income housing assistance activities, which might include, but are not limited to, (1) acquisition of property for disposition for private reuse, especially for low- and moderate-income housing, (2) direct rehabilitation of or financial

assistance to housing, (3) low rent housing activities, (4) disposition of land to private developers for appropriate redevelopment, and (5) condemnation of property for low income housing

NOW, THEREFORE, the parties agree as follows:

1. This Agreement shall constitute a cooperation agreement between the parties within the meaning of Section 102 (a)(b) of the ACT. The parties agree to cooperate to undertake, or assist in undertaking, activities which might include, but are not limited to, (1) acquisition of property for disposition for private reuse, especially for low- and moderate-income housing, (2) direct rehabilitation of or financial assistance to housing, (3) low rent housing activities, (4) disposition of land to private developers for appropriate redevelopment, and (5) condemnation of property for low income housing-community.

2. COUNTY shall have the authority to carry out activities, which will be funded from annual CDBG or HOME Program funds appropriated for Federal Fiscal Years 2006-2007, 2007-2008, and 2008-2009 and from any program income generated from the expenditure of such funds.

3. COUNTY shall have final responsibility for selecting activities and annually filing the grant application (i.e. Annual Action Plan) with HUD. In the preparation of said application, COUNTY shall give due consideration to CITY's analysis of community development needs and proposed activities.

4. COUNTY certifies that it is following an adopted Consolidated Plan as required by 24 CFR Part 91 and 24 CFR Part 570.306.

5. Since HUD will not accept an Agreement including a provision for veto or other restriction which would allow any party to obstruct implementation of the Consolidated Plan, both COUNTY and CITY shall attempt to fulfill housing goals established by the HUD approved Consolidated Plan for the period of this Agreement.

6. CITY acknowledges that it has adopted and is enforcing:

a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

b. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions.

7. COUNTY and CITY agree to take all actions necessary to ensure compliance with the Urban County's certification required by Section 104 (b) of Title I of the Housing Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974, and other applicable laws. Failure by CITY to comply with these provisions or to affirmatively further fair housing within its own jurisdiction or CITY action which impedes the COUNTY's actions to comply with the COUNTY's fair housing certification, which may constitute noncompliance with the Urban County CDBG and HOME Programs, which may cause funding sanctions or other remedial actions by HUD and/or COUNTY.

8. In the event COUNTY's Urban County application is approved by HUD, COUNTY shall contract with the CITY to utilize any such grant funds received from HUD which are attributable to activities administered by CITY, unless another form of allocation is required by HUD.

9. This Agreement shall cover Program Years 32, 33 and 34 (Fiscal Years 2006-2007, 2007-2008 and 2008-2009, respectively) of CDBG and HOME program applications, including any subsequent Supplemental sources (Paragraph 23 below). In no event shall this agreement be terminated by either party before June 30, 2009, except as allowed in legislation enacted by the U.S. Congress for termination or withdrawal from the Urban County Program and as permitted by HUD.

10. In accordance with HUD Notice CPD 05-01, this agreement will be automatically extended for an additional three (3) year period (i.e. from July 1, 2009 to June 30, 2012) unless COUNTY or CITY provides written notice that it elects not to participate in a new qualification period. COUNTY shall notify CITY in writing of its right not to participate no later than the date specified in HUD's Urban County Qualification Notice for the next qualification period.

11. CITY and COUNTY agree to adopt amendment(s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s) subsequent to June 30, 2009. The COUNTY will notify CITY of its right to terminate its participation in the program based on the adoption of any such amendment. If either CITY or COUNTY refuses to adopt any such amendment, this automatic renewal provision herein will be void.

12. The eligible activities to be undertaken during the term of this Agreement will be chosen by CITY from those authorized by HUD Rules and Regulations governing the CDBG and

HOME Programs and any regulations which may be applicable to future Supplemental Federal Programs.

13. The parties agree to comply with the requirement(s) of the CDBG and HOME Programs, including laws and policies applicable to said Programs.

14. CITY acknowledges by its execution of CDBG and HOME cooperation agreement(s) the included unit of general local government it:

a. May not apply for grants from appropriations under the Small Cities or State CDBG Programs for fiscal years during the period in which it participates in the COUNTY'S CDBG program and;

b. May not participate in a HOME consortium except through the Urban County, regardless of whether the Urban County currently received a HOME formula allocation.

c. May not terminate or withdraw from the Cooperation Agreement while it remains in effect until the CDBG and HOME funds and income received with respect to the three-year qualification period (and any successive qualification periods under agreements that provide for automatic renewals) are expended and the funded activities completed.

15. a. CITY must inform COUNTY, through periodic reports requested by COUNTY, of any income generated by the expenditure of Program funds received by the CITY. Pursuant to applicable federal requirements, such program income must be paid to the COUNTY. CITY may retain such program income only if agreed upon by COUNTY and used exclusively for eligible activities as determined by the COUNTY and in accordance with all CDBG and HOME Program requirements as may then apply.

b. CITY shall keep and maintain appropriate records on the use of program income as required by COUNTY as the COUNTY has the responsibility of monitoring and reporting program income to HUD.

c. In the event of close-out or change in status of CITY, any program income at that time or received subsequent to the close-out or change in status shall be paid by CITY to the COUNTY within ninety (90) days after the expiration of the term of this Agreement.

16. a. Any proposed modification or change of use of any real property acquired or improved in whole or in part by the CITY using CDBG funds (from the use planned at the time of acquisition or improvement), including disposition, must be reported by CITY to the COUNTY.

COUNTY may approve the proposed modification or change of use. CITY shall not implement the modification or change in use without COUNTY approval.

b. Should the disposition, sale or transfer of such real property acquired or improved in whole or in part using CDBG or HOME Program funds result in a use which does not qualify under CDBG or HOME Program regulations, the CITY shall reimburse COUNTY in the amount equal to the then current fair market value of the property (less any portion thereof attributable to expenditure of non-CDBG/HOME funds).

c. Any program income generated from the disposition, transfer or sale of such property prior to or subsequent to the close-out, change of status or termination of the cooperation agreement between the COUNTY and CITY may be either used by CITY for other specific eligible activities in the CITY or paid to the COUNTY for other eligible Urban County activities, as determined in advance of the expenditure at the discretion of the COUNTY.

17. a. CITY shall indemnify, hold harmless, and defend with counsel approved in writing by COUNTY, its officers, agents and employees against all liability, claims, losses, demands and actions for injury to or death of persons or damage to property arising out of or alleged to arise out of or in consequence of this Agreement including attorneys' fees, provided such liability, claims, demands, losses or actions are due to the acts or omissions of CITY, its officers, agents or employees in the performance of this Agreement, including any activities conducted by CITY under its application.

b. In addition, CITY shall indemnify, defend with counsel approved in writing by COUNTY, and hold harmless COUNTY against any liability, claims, losses, demands, and actions including attorneys' fees incurred by COUNTY as a result of a determination by HUD that activities undertaken by CITY under CITY's application failed to comply with any laws, regulations, or policies applicable thereto or that any funds forwarded to CITY under this Agreement were improperly expended.

c. The provisions of Section 2778 of the California Civil Code, as said section exists on the effective date of this Agreement, shall be applicable to the above indemnification provisions. Transmittal to CITY of any pleadings served upon COUNTY shall be deemed to be a request to defend.

18. a. COUNTY shall indemnify, hold harmless and defend with counsel approved in writing by CITY, its officers, agents and employees against all liability, claims, losses, demands

and actions for injury to or death of persons or damage to property arising out of or alleged to arise out of or in consequence of this Agreement, provided such liability, claims, demands, losses or actions are due to the acts or omissions of COUNTY, its officers, agents or employees in the performance of this Agreement, including any activities conducted by COUNTY under its application.

b. In addition, COUNTY shall indemnify, defend with counsel approved in writing by CITY, and hold harmless CITY against any liability, claims, losses, demands, and actions including attorneys' fees incurred by CITY as a result of a determination by HUD that activities undertaken by COUNTY under COUNTY's application failed to comply with any laws, regulations, or policies applicable thereto or that any funds forwarded to COUNTY under this Agreement were improperly expended.

c. The provisions of Section 2778 of the California Civil code, as said section exists on the effective date of this Agreement, shall be applicable to the above indemnification provisions. Transmittal to COUNTY of any pleadings served upon CITY shall be deemed to be a request to defend.

19. COUNTY shall have the right to periodically audit CITY's records to determine compliance with this Agreement.

20. CITY shall forward to COUNTY a copy of each annual audit of the CITY conducted by an independent public auditor during the period of this Agreement as soon as the audit report becomes available. COUNTY shall have the right to ensure that necessary corrective actions are made by CITY for any audit findings pertinent to CITY handling of CDBG Program funding pursuant to federal requirements.

21. No CDBG or HOME Program funds shall be expended on any activity, which does not affirmatively further fair housing goals within CITY.

22. Pursuant to 24 CFR Part 570.501(b) of CDBG and 24 CFR Part 92.504 of HOME program regulations, CITY is subject to all requirements applicable to subrecipients, including the requirement of a written agreement set forth in 24 CFR Part 570.503 of CDBG and 24 CFR Parts 92.505-509 of HOME program regulations.

23. This Cooperation Agreement shall apply to any supplemental program which HUD makes available through the CDBG or the HOME Programs.

24. CITY may void this Agreement only if it submits to COUNTY on or before July 08, 2005 the notification from HUD that CITY has qualified as a "Metropolitan City" or an "Entitlement City" prior to the completion of the re-qualification process for Fiscal Years 2006-2007, 2007-2008, 2008-2009. Upon such notification by HUD, CITY also must submit to COUNTY and HUD written notification of its decision to either remain in the Urban County Program as a "Metropolitan City" or become an "Entitlement City" as a separate entity.

//

//

//

//

IN WITNESS WHEREOF, CITY has caused this Agreement to be executed by its Mayor/City Manager and attested by its City Clerk; COUNTY has caused this Agreement to be executed by the Director of the Housing and Community Services Department; each having been duly authorized by the CITY Council and the COUNTY Board of Supervisors, respectively.

City of LA PALMA, a municipal Corporation in the State of California

By: Kenneth A Blake

Name: Kenneth A. Blake

Title: Mayor

Date: 06/21/05

ATTEST:

By: Tami P. Piscotty

Name: Tami Piscotty

Title: City Clerk

Date: 6/21/05

COUNTY OF ORANGE, a political subdivision of the State of California

By:

Paula Burrier-Lund, Director

Housing and Community

Services Department

Date: 6/30/05

//

ORIGINAL FORM CONTRACT

APPROVED AS TO FORM and REQUIRED COUNTY COUNSEL STATEMENT:

"The terms and provisions of the agreement are fully authorized under State and local law and the agreement provides full legal authority for the County."

By: Laura P. Torres

Date: 7/1/05

AMENDMENT ONE TO
COOPERATION AGREEMENT BETWEEN
THE COUNTY OF ORANGE
AND
CITY OF LA PALMA

This Amendment Number One (hereinafter "Amendment One") is made and entered into by the County of Orange, a political subdivision of the State of California, ("County") and CITY OF LA PALMA, a municipal corporation, ("City"), which are sometimes individually referred to as "Party" or collectively referred to as "Parties", and is effective as of July 16, 2008, hereinafter referred to as "EFFECTIVE DATE".

WHEREAS, County and City executed that certain COOPERATION AGREEMENT "Small-City" (hereinafter "Original Agreement" or "Agreement") for commencement July 1, 2005; and

WHEREAS, U.S. Department of Housing and Urban Development ("HUD") Notice CPD-08-04 allows "automatic" renewals for up to three years provided that County sends a letter to City notifying it that the Original Agreement will be renewed unless City notifies County that it wishes to terminate the agreement and a copy of such a letter is provide to HUD;

WHEREAS, County sent City a letter notifying City of such renewal on MAY 2, 2008;

WHEREAS, City did not advise County that it wished to terminate the Original Agreement with County;

WHEREAS, Section 10 of the Original Agreement allows for an additional three year extension of said Agreement upon mutual agreement of both Parties; and

WHEREAS, the Parties desire to amend the Original Agreement at this time in the manner set forth herein;

NOW, THEREFORE, the Parties hereby agree to the following modifications to the Original Agreement:

1. Section 9 of the Original Agreement shall read, as amended, in its entirety as follows:

   This Agreement shall cover Program Years 35, 36 and 37 (Fiscal Years 2009-2010, 2010-2011 and 2011-2012, respectively) of CDBG and HOME program applications, including any subsequent Supplemental sources (Paragraph 23 below). In no event shall this agreement be terminated by either party before June 30, 2012, except as allowed in legislation enacted by the U.S. Congress for termination or withdrawal from the Urban County Program and as permitted by HUD.

2. Section 10 of the Original Agreement shall be deleted in its entirety.

3. All other provisions of the Original Contract, a copy of which is attached hereto as Exhibit A and incorporated by this reference, and any previous amendments, to the extent they are not inconsistent with this Amendment, remain unchanged and in full force and effect.

IN WITNESS WHEREOF, CITY has caused this Agreement to be executed by its Mayor and attested by its City Clerk; COUNTY has caused this Agreement to be executed by the Director of the Orange County Community Resources; each having been duly authorized by the CITY Council and the COUNTY Board of Supervisors, respectively.

City of La Palama, a municipal
Corporation in the State of California
By: _____
Name: G. Henry Charoen
Title: Mayor
Date: June 3, 2008

ATTEST:
By: _____
Name: Laurie A. Murray
Title: City Clerk
Date: June 3, 2008

COUNTY OF ORANGE, a political
subdivision of the State of California
By: _____
Steve Frank, Director
Orange County Community Resources
Date: 7-16-08

//

ORIGINAL FORM CONTRACT
APPROVED AS TO FORM and REQUIRED COUNTY COUNSEL STATEMENT:

"The terms and provisions of the agreement are fully authorized under State and local law and the agreement provides full legal authority for the County."

By: _____ Date: 6/16/2008

AMENDMENT TWO TO THE
COOPERATION AGREEMENT BETWEEN
THE COUNTY OF ORANGE
AND
THE CITY OF LA PALMA
(Small City)

This Amendment Number Two (hereinafter "Amendment Two") is made and entered into by the County of Orange, a political subdivision of the State of California, ("County") and CITY OF LA PALMA, a municipal corporation, ("City"), which are sometimes individually referred to as "Party" or collectively referred to as "Parties", and is effective as of May 3, 2011, hereinafter referred to as "EFFECTIVE DATE".

WHEREAS, County and City executed that certain COOPERATION AGREEMENT "Small-City" (hereinafter "Original Agreement" or "Agreement") for commencement July 1, 2005; and,

WHEREAS, the Original Agreement was amended by Amendment One, effective as of July 16, 2008; and,

WHEREAS, U.S. Department of Housing and Urban Development ("HUD") Notice CPD-08-04 allows "automatic" renewals for up to three years provided that County sends a letter to City notifying it that the Original Agreement will be renewed unless City notifies County that it wishes to terminate the agreement and a copy of such a letter is provide to HUD; and,

WHEREAS, County sent City a letter notifying City of such renewal on March 25, 2011; and,

WHEREAS, City did not advise County that it wished to terminate the Original Agreement with County; and,

WHEREAS, the Parties desire to further amend the Original Agreement at this time in the manner set forth herein.

NOW, THEREFORE, the Parties hereby agree to the following modifications to the Original Agreement:

1. Section 2 of the Original Agreement is amended in its entirety as follows:

   COUNTY shall have the authority to carry out activities, which will be funded from annual CDBG or HOME Program funds appropriated for Federal Fiscal Years 2012-2013, 2013-2014 and 2014-2015 and from any program income generated from the expenditure of such funds.

2. Section 9 of the Original Agreement shall read as amended in its entirety as follows:

   This Agreement shall cover Program Years 38, 39 and 40 (Fiscal Years 2012-2013, 2013-2014 and 2014-2015, respectively) of CDBG and HOME program applications, including any subsequent Supplemental sources (Paragraph 23 of the Agreement). In no event shall this agreement be terminated by either party before June 30, 2015, except as allowed in legislation enacted by the U.S. Congress for termination or withdrawal from the Urban County Program and as permitted by HUD.

3. Section 10 shall be added to Agreement to read:

   In accordance with HUD Notice CPD 10-02, this Agreement will be automatically extended for an additional three (3) year period (i.e. from July 1, 2015 to June 30, 2018) unless COUNTY or CITY provides written notice that it elects not to participate in a new qualification period, COUNTY shall notify CITY in writing of its right not to participate any longer than the date specified in HUD's Urban County Qualification Notice for the next qualification period.

4. Section 11 of the original Agreement is amended to read "CITY and COUNTY agree to adopt amendments (s) to this agreement as may be required by HUD to meet any new Urban County Qualification requirement(s) subsequent to June 30, 2014. The COUNTY will notify CITY of its right to terminate its participation in the program based on the adoption of any such amendment. If either CITY or COUNTY refuses to adopt any such amendment, this automatic renewal provision herein will be void"

5. Section 24 is amended to read "City may void this agreement only if it submits to County on or before May 28, 2011 the notification from HUD that City has qualified as a "Metropolitan City" or an "Entitlement City" prior to the completion of the re-qualification process for Fiscal Years 2012-13, 2013-2014, and 2014-2015. Upon such notification by HUD, CITY also must submit to COUNTY and HUD written notification of its decision to either remain in the Urban County Program as a "Metropolitan City" or become an "Entitlement City" as a separate entity.

6. All other provisions of the Original Agreement, as amended, a copy of which is attached hereto as Exhibit A and incorporated by this reference, to the extent they are not inconsistent with this Amendment, remain unchanged and in full force and effect.

[Signature Page to follow]

IN WITNESS WHEREOF, CITY has caused this Agreement to be executed by its City Manager and attested by its City Clerk; COUNTY has caused this Agreement to be executed by the Director of the Orange County Community Resources; each having been duly authorized by the CITY Council and the COUNTY Board of Supervisors, respectively.

ATTEST:

Laurie A. Murray

Laurie A. Murray, CMC
City Clerk

Date: May 3, 2011

CITY OF LA PALMA, a municipal Corporation in the State of California

Ralph D. Rodriguez

Ralph D. Rodriguez
Mayor

Date: May 3, 2011

COUNTY OF ORANGE, a political subdivision of the State of California

By: _____
Steve Franks, Director
Orange County Community Resources

Date: _____

//

ORIGINAL FORM CONTRACT
APPROVED AS TO FORM and REQUIRED COUNTY COUNSEL STATEMENT:

"The terms and provisions of the agreement are fully authorized under State and local law and the agreement provides full legal authority for the County."

By: _____

Date: _____

AMENDMENT THREE TO
COOPERATION AGREEMENT BETWEEN
THE COUNTY OF ORANGE
AND
CITY OF LA PALMA

This Amendment Number THREE (hereinafter "Amendment THREE") is made and entered into by the County of Orange, a political subdivision of the State of California, ("County") and CITY OF LA PALMA, a municipal corporation, ("City"), which are sometimes individually referred to as "Party" or collectively referred to as "Parties", and is effective as of July 1, 2015, hereinafter referred to as "EFFECTIVE DATE".

WHEREAS, County and City executed that certain COOPERATION AGREEMENT "Small-City" (hereinafter "Original Agreement" or "Agreement") for commencement July 1, 2005; and

WHEREAS, the Original Agreement was amended by Amendment One, effective as of July 16, 2008; and

WHEREAS, the Original Agreement was amended by Amendment TWO, effective as of July 1 2012; and

WHEREAS, U.S. Department of Housing and Urban Development ("HUD") Notice CPD-14-07 allows "automatic" renewals for up to three years provided that County sends a letter to City notifying it that the Original Agreement will be renewed unless City notifies County that it wishes to terminate the agreement and a copy of such a letter is provided to HUD;

WHEREAS, County sent City a letter notifying City of such renewal on February 25, 2014;

WHEREAS, City did not advise County that it wished to terminate the Original Agreement with County;

WHEREAS, the Parties desire to further amend the Original Agreement at this time in the manner set forth herein.

NOW, THEREFORE, the Parties hereby agree to the following modifications to the Original Agreement:

1. Section 2 of the Original Agreement is amended in its entirety as follows:

   COUNTY shall have the authority to carry out activities, which will be funded from annual Community Development Block Grant (CDBG), Home Investment Partnership (HOME) and Emergency Solutions Grant (ESG) Program funds appropriated for Federal Fiscal Years 2015-2016, 2016-2017

and 2017-2018 and from any program income generated from the expenditure of such funds.

2. Section 6 of the Original Agreement shall be amended to add subsection (c.) as follows:
   c. A policy to undertake or assist in undertaking, community renewal and lower-income housing assistance activities.

3. Section 9 of the Original Agreement shall read as amended in its entirety as follows:

   This Agreement shall cover Fiscal Years 2015-2016, 2016-2017 and 2017-2018, respectively of CDBG, HOME and ESG program applications, including any subsequent Supplemental sources (Paragraph 23 of the Agreement). In no event shall this agreement be terminated by either party before June 30, 2018, except as allowed in legislation enacted by the U.S. Congress for termination or withdrawal from the Urban County Program and as permitted by HUD.

4. Section 10 shall be added to Agreement to read:

   In accordance with HUD Notice CPD 14-07, and subsequent CPD Notices, this Agreement will be automatically extended for an additional three (3) year period (July 1, 2018 to June 30, 2021) unless COUNTY or CITY provides written notice that it elects not to participate in a new qualification period. COUNTY shall notify CITY in writing of its right not to participate any longer than the date specified in HUD's Urban County Qualification Notice for the next qualification period.

5. Section 11. Of the original Agreement is amended to read "CITY and COUNTY agree to adopt amendments (s) to this agreement as may be required by HUD to meet any new Urban County Qualification requirement(s) subsequent to June 30, 2017. The COUNTY will notify CITY of its right to terminate its participation in the program based on the adoption of any such amendment. If either CITY or COUNTY refuses to adopt any such amendment, this automatic renewal provision herein will be void"

6. Section 24. Is amended to read "City may void this agreement only if it submits to County on or before June 2014 the notification from HUD that City has qualified as a "Metropolitan City" or an "Entitlement City" prior to the completion of the re-qualification process for Fiscal Years 2015-16, 2016-2017, and 2017-2018. Upon such notification by HUD, CITY also must submit to COUNTY and HUD written notification of its decision to either remain in the Urban County Program as a "Metropolitan City" or become an "Entitlement City" as a separate entity.

7. All other provisions of the Original Agreement, as amended, a copy of which is attached hereto as Exhibit A and incorporated by this reference, to the extent they are not inconsistent with this Agreement, remain unchanged and in full force and effect.

IN WITNESS WHEREOF, CITY has caused this Amendment THREE to be executed by its City Manager and attested by its City Clerk; COUNTY has caused this Amendment THREE to be executed by the Director of the Orange County Community Resources; each having been duly authorized by the CITY Council and the COUNTY Board of Supervisors, respectively.

CITY OF LA PALMA a municipal

Corporation in the State of California

Steve Shanahan,
Mayor

Date: June 3, 2014

ATTEST:

Laurie A. Murray, CMC
City Clerk

Date: June 3, 2014

COUNTY OF ORANGE, a political subdivision of the State of California

By: _____

Steve Franks, Director

Orange County Community Resources

Date: 7/24/19

//

ORIGINAL FORM CONTRACT

APPROVED AS TO FORM and REQUIRED COUNTY COUNSEL STATEMENT:

"The terms and provisions of the agreement are fully authorized under State and local law and the agreement provides full legal authority for the County."

By: County Counsel Date: 5/3/2014

AMENDMENT FOUR TO
COOPERATION AGREEMENT BETWEEN
THE COUNTY OF ORANGE
AND
CITY OF LA PALMA

This Amendment Number FOUR (hereinafter "Amendment FOUR") is made and entered into by the County of Orange, a political subdivision of the State of California, ("COUNTY") and CITY OF LA PALMA, a municipal corporation, ("CITY"), DUNS Number 094128535 which are sometimes individually referred to as "Party" or collectively referred to as "Parties", and is effective as of July 1, 2018, hereinafter referred to as "EFFECTIVE DATE".

WHEREAS, COUNTY and CITY executed that certain COOPERATION AGREEMENT "Small-City" (hereinafter "Original Agreement" or "Agreement") for commencement July 1, 2005; and

WHEREAS, the Original Agreement was amended by Amendment ONE, effective as of July 16, 2008; and

WHEREAS, the Original Agreement was amended by Amendment TWO, effective as of July 1 2012; and

WHEREAS, the Original Agreement was amended by Amendment THREE, effective as of July 1, 2015; and

WHEREAS, U.S. Department of Housing and Urban Development ("HUD") Notice CPD-14-07 allows "automatic" renewals for up to three years provided that COUNTY sends a letter to CITY notifying it that the Original Agreement will be renewed unless CITY notifies COUNTY that it wishes to terminate the agreement and a copy of such a letter is provided to HUD; and

WHEREAS, COUNTY sent CITY a letter notifying CITY of such renewal on February 2, 2017; and

WHEREAS, CITY did not advise COUNTY that it wished to terminate the Original Agreement with County; and

WHEREAS, the Parties desire to further amend the Original Agreement at this time in the manner set forth herein.

NOW, THEREFORE, the Parties hereby agree to the following modifications to the Original Agreement:

1. Section 2 of the Original Agreement is amended in its entirety as follows:

"COUNTY shall have the authority to carry out activities, which will be funded from annual Community Development Block Grant (CDBG), Home Investment Partnership (HOME) and Emergency Solutions Grant (ESG) Program funds appropriated for Federal Fiscal Years 2018-2019, 2019-2020 and 2020-2021 and from any program income generated from the expenditure of such funds."

2. Section 6 of the Original Agreement shall be amended to add subsection (c.) as follows:
   "c. A policy to undertake or assist in undertaking, community renewal and lower-income housing assistance activities."

3. Section 9 of the Original Agreement shall read as amended in its entirety as follows:

   This Agreement shall cover Fiscal Years 2018-2019, 2019-2020 and 2020-2021, respectively of CDBG, HOME and ESG program applications, including any subsequent Supplemental sources (Paragraph 23 of the Agreement). In no event shall this agreement be terminated by either Party before June 30, 2021, except as allowed in legislation enacted by the U.S. Congress for termination or withdrawal from the Urban County Program and as permitted by HUD.

4. Section 10 shall be added to Agreement to read:

   "In accordance with HUD Notice CPD 14-07, and subsequent CPD Notices, this Agreement will be automatically extended for an additional 3 (three) year period (July 1, 2021 to June 30, 2024) unless COUNTY or CITY provides written notice that it elects not to participate in a new qualification period. COUNTY shall notify CITY in writing of its right not to participate any longer than the date specified in HUD's Urban County Qualification Notice for the next qualification period."

5. Section 11. Of the Original Agreement is amended to read:

   "CITY and COUNTY agree to adopt amendments (s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s) subsequent to June 30, 2020. The COUNTY will notify CITY of its right to terminate its participation in the program based on the adoption of any such amendment. If either CITY or COUNTY refuses to adopt any such amendment, this automatic renewal provision herein will be void."

6. Section 24. Is amended to read:

   "CITY may void this Agreement only if it submits to COUNTY on or before June 2017 the notification from HUD that CITY has qualified as a "Metropolitan City" or an "Entitlement City" prior to the completion of the

re-qualification process for Fiscal Years 2018-19, 2019-2020, and 2020-2021. Upon such notification by HUD, CITY also must submit to COUNTY and HUD written notification of its decision to either remain in the Urban County Program as a "Metropolitan City" or become an "Entitlement City" as a separate entity."

7. All other provisions of the Original Agreement, as amended, a copy of which is attached hereto as Exhibit A and incorporated by this reference, to the extent they are not inconsistent with this Agreement, remain unchanged and in full force and effect.

IN WITNESS WHEREOF, CITY has caused this Amendment FOUR to be executed by its City Manager and attested by its City Clerk; COUNTY has caused this Amendment FOUR to be executed by the Director of the Orange County Community Resources; each having been duly authorized by the CITY Council and the COUNTY Board of Supervisors, respectively.

ATTEST:

City of La Palma, a municipal Corporation in the State of California

By: _____

Name: Laurie A. Murray

Title: City Manager

Date: May 16, 2017

By: _____

Name: Kimberly Kenney

Title: Deputy City Clerk

Date: May 16, 2017

COUNTY OF ORANGE, a political subdivision of the State of California

By: _____

Dylan Wright, Director

Orange County Community Resources

Date: 7-26-17

//

ORIGINAL FORM CONTRACT

APPROVED AS TO FORM and REQUIRED COUNTY COUNSEL STATEMENT:

"The terms and provisions of the agreement are fully authorized under State and local law and the agreement provides full legal authority for the County."

Carolyn S Frost

By: Deputy County Counsel

Date: 04/26/17

DocuSign Envelope ID: 6A9B6D20-39B1-4B17-ADA4-92E8F8368D6A

AMENDMENT FIVE TO COOPERATION AGREEMENT BETWEEN THE COUNTY OF ORANGE AND CITY OF LA PALMA

This Amendment Number FIVE (hereinafter "Amendment FIVE") is made and entered into by the County of Orange, a political subdivision of the State of California, ("COUNTY") and CITY OF LA PALMA, a municipal corporation, ("CITY"), DUNS Number 094128535 which are sometimes individually referred to as "Party" or collectively referred to as "Parties", and is effective as of July 1, 2021, hereinafter referred to as "EFFECTIVE DATE".

WHEREAS, COUNTY and CITY executed that certain COOPERATION AGREEMENT "Small-City" (hereinafter, as amended, "Original Agreement" or "Agreement") for commencement July 1, 2005; and

WHEREAS, the Original Agreement was amended by Amendment ONE, effective as of July 16, 2008; and

WHEREAS, the Original Agreement was amended by Amendment TWO, effective as of July 1, 2012; and

WHEREAS, the Original Agreement was amended by Amendment THREE, effective as of July 1, 2015; and

WHEREAS, the Original Agreement was amended by Amendment FOUR, effective as of July 1, 2018; and

WHEREAS, U.S. Department of Housing and Urban Development ("HUD") Notice CPD-20-03 allows "automatic" renewals for up to three years provided that COUNTY sends a letter to CITY notifying it that the Original Agreement will be renewed unless CITY notifies COUNTY that it wishes to terminate the agreement and a copy of such a letter is provided to HUD; and

WHEREAS, COUNTY sent CITY a letter notifying CITY of such renewal on April 17, 2020; and

WHEREAS, CITY did not advise COUNTY that it wished to terminate the Original Agreement with County; and

WHEREAS, the Parties agree to further amend the Original Agreement at this time in the manner set forth herein.

NOW, THEREFORE, the Parties hereby agree as follows:

DocuSign Envelope ID: 6A9B6D20-39B1-4B17-ADA4-92E8F8368D6A

I. Modifications to the Original Agreement

1. Section 2 of the Original Agreement is amended in its entirety as follows:

   "COUNTY shall have the authority to carry out activities, which will be funded from annual Community Development Block Grant (CDBG), Home Investment Partnership (HOME) and Emergency Solutions Grant (ESG) Program funds appropriated for Fiscal Years 2021-2022, 2022-2023 and 2023-2024 and from any program income generated from the expenditure of such funds."

2. Section 6 of the Original Agreement shall be amended to add subsection (c.) as follows:
   "c. A policy to undertake or assist in undertaking, community renewal and lower-income housing assistance activities."

3. Section 9 of the Original Agreement shall read as amended in its entirety as follows:

   "This Agreement shall cover Fiscal Years 2021-2022, 2022-2023 and 2023-2024, respectively of CDBG, HOME and ESG program applications, including any subsequent Supplemental sources (Paragraph 23 of the Agreement). In no event shall this agreement be terminated by either Party before June 30, 2024, except as allowed in legislation enacted by the U.S. Congress for termination or withdrawal from the Urban County Program and as permitted by HUD.

   This Agreement remains in effect until the CDBG (and, where applicable, HOME and ESG) funds and program income received (with respect to activities carried out during the three-year qualification period, and any successive qualification periods under agreements that provide for automatic renewal) are expended and the funded activities completed, and the COUNTY and CITY cannot terminate or withdraw from this Agreement while it remains in effect."

4. Section 10 shall be added to Agreement to read:

   "In accordance with HUD Notice CPD 20-03, and subsequent CPD Notices, this Agreement will be automatically extended for an additional 3 (three) year period (July 1, 2024 to June 30, 2027) unless COUNTY or CITY provides written notice that it elects not to participate in a new qualification period. A copy of the notice must be sent to HUD Field Office. COUNTY shall notify CITY in writing of its right not to participate any longer than the date specified in HUD's Urban County Qualification Notice for the next qualification period."

5. Section 11 of the Original Agreement is amended to read:

DocuSign Envelope ID: 6A9B6D20-39B1-4B17-ADA4-92E8F8368D6A

"CITY and COUNTY agree to adopt amendments (s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s) subsequent to June 30, 2021 and to submit such amendments to HUD. The COUNTY will notify CITY of its right to terminate its participation in the program based on the adoption of any such amendment. If either CITY or COUNTY refuses to adopt any such amendment, this automatic renewal provision herein will be void."

6. Section 14 of the Original Agreement is amended to add subsection (d) as follows:

   "d. May receive a formula allocation under the ESG Program only through the Urban County."

7. Section 24 of the Original Agreement is amended to read:
   "CITY may void this Agreement only if it submits to COUNTY on or before June 2020 the notification from HUD that CITY has qualified as a "Metropolitan City" or an "Entitlement City" prior to the completion of the re-qualification process for Fiscal Years 2021-22, 2022-2023, and 2023-2024. Upon such notification by HUD, CITY also must submit to COUNTY and HUD written notification of its decision to either remain in the Urban County Program as a "Metropolitan City" or become an "Entitlement City" as a separate entity."

II. Additional Agreements

1. The COUNTY and the CITY agree to cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities.

2. The COUNTY and the CITY shall take all actions necessary to assure compliance with the COUNTY'S certification under section 104(b) of Title I of the Housing and Community Development Act of 1974, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 and the Fair Housing Act and will affirmatively further fair housing as required under See 24 CFR 91.225(a) and 5.105(a). The Parties shall comply with section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 of Title II of the Americans with Disabilities Act, the Age Discrimination Act of 1975, and Section 3 of the Housing and Urban Development Act of 1968, and all other applicable laws. The Parties agree that no urban county funding will be used for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the COUNTY'S actions to comply with the COUNTY'S fair housing certification. The Parties acknowledge and agree that noncompliance by a unit of general local government included in an urban county may constitute noncompliance by the grantee (i.e., the urban 14 county) that

DocuSign Envelope ID: 6A9B6D20-39B1-4B17-ADA4-92E8F8368D6A

can, in turn, provide cause for funding sanctions or other remedial actions by the Department.

3. The CITY, and all other applicable units of general local government, may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

4. All other provisions of the Original Agreement, as amended, a copy of which is attached hereto as Exhibit A and incorporated by this reference, to the extent they are not inconsistent with this Amendment FIVE, remain unchanged and in full force and effect.

DocuSign Envelope ID: 6A9B6D20-39B1-4B17-ADA4-92E8F8368D6A

IN WITNESS WHEREOF, CITY has caused this Amendment FIVE to be executed by its City Manager and attested by its City Clerk; COUNTY has caused this Amendment FIVE to be executed by the Director of the Orange County Community Resources; each having been duly authorized by the CITY Council and the COUNTY Board of Supervisors, respectively.

ATTEST:

City of La Palma, a municipal Corporation in the State of California

By: _____

Name: Conal McNamara

Title: City Manager

Date: June 3, 2020

By: Kimberly Kenney

Name: Kimberly Kenney, CMC

Title: City Clerk

Date: June 3, 2020

DS CF

COUNTY OF ORANGE, a political subdivision of the State of California

By: DocuSigned by: Julia Bidwell 5E2FBD06989F43C...

Dylan Wright, Director

Orange County Community Resources

Date: 8/6/2020

DocuSign Envelope ID: 6A9B6D20-39B1-4B17-ADA4-92E8F8368D6A

//

ORIGINAL FORM CONTRACT

APPROVED AS TO FORM and REQUIRED COUNTY COUNSEL STATEMENT:

"The terms and provisions of the agreement are fully authorized under State and local law and the agreement provides full legal authority for the County."

DocuSigned by:
John Cleveland
74000D32EE65457...

By: Deputy County Counsel Date: 6/25/2020

DocuSign Envelope ID: 3B5FB8CC-98AA-4D25-83A9-1576FD0090D1

AMENDMENT SIX TO
COOPERATION AGREEMENT BETWEEN
THE COUNTY OF ORANGE
AND
CITY OF LA PALMA

This Amendment Number SIX (hereinafter "Amendment SIX") is made and entered into by the County of Orange, a political subdivision of the State of California, ("COUNTY") and CITY OF LA PALMA, a municipal corporation, ("CITY"), IEU Number UU8GVBB2MKX5 which are sometimes individually referred to as "Party" or collectively referred to as "Parties", and is effective as of July 1, 2024, hereinafter referred to as "EFFECTIVE DATE".

WHEREAS, COUNTY and CITY executed that certain COOPERATION AGREEMENT "Small-City" (hereinafter, as amended, "Original Agreement" or "Agreement") for commencement July 1, 2005; and

WHEREAS, the Original Agreement was amended by Amendment ONE, effective as of July 16, 2008; and

WHEREAS, the Original Agreement was amended by Amendment TWO, effective as of July 1, 2012; and

WHEREAS, the Original Agreement was amended by Amendment THREE, effective as of July 1, 2015; and

WHEREAS, the Original Agreement was amended by Amendment FOUR, effective as of July 1, 2018; and

WHEREAS, the Original Agreement was amended by Amendment FIVE, effective as of July 1, 2021; and

WHEREAS, U.S. Department of Housing and Urban Development ("HUD") Notice CPD-23-02 allows "automatic" renewals for up to three years provided that COUNTY sends a letter to CITY notifying it that the Original Agreement will be renewed unless CITY notifies COUNTY that it wishes to terminate the agreement and a copy of such a letter is provided to HUD; and

WHEREAS, COUNTY sent CITY a letter notifying CITY of such renewal on April 28, 2023; and

WHEREAS, CITY did not advise COUNTY that it wished to terminate the Original Agreement with County; and

WHEREAS, the Parties agree to further amend the Original Agreement at this time in the manner set forth herein.

DocuSign Envelope ID: 3B5FB8CC-98AA-4D25-83A9-1576FD0090D1

NOW, THEREFORE, the Parties hereby agree as follows:

I. Modifications to the Original Agreement

1. Section 2 of the Original Agreement is amended in its entirety as follows:

   "COUNTY shall have the authority to carry out activities, which will be funded from annual Community Development Block Grant (CDBG), Home Investment Partnership (HOME) and Emergency Solutions Grant (ESG) Program funds appropriated for Fiscal Years 2024-2025, 2025-2026 and 2026-2027 and from any program income generated from the expenditure of such funds."

2. Section 6 of the Original Agreement shall be amended to add subsection (c.) as follows:
   "c. A policy to undertake or assist in undertaking, community renewal and lower-income housing assistance activities."

3. Section 9 of the Original Agreement shall read as amended in its entirety as follows:

   "This Agreement shall cover Fiscal Years 2024-2025, 2025-2026 and 2026-2027, respectively of CDBG, HOME and ESG program applications, including any subsequent Supplemental sources (Paragraph 23 of the Agreement). In no event shall this agreement be terminated by either Party before June 30, 2027, except as allowed in legislation enacted by the U.S. Congress for termination or withdrawal from the Urban County Program and as permitted by HUD.

   This Agreement remains in effect until the CDBG (and, where applicable, HOME and ESG) funds and program income received (with respect to activities carried out during the three-year qualification period, and any successive qualification periods under agreements that provide for automatic renewal) are expended and the funded activities completed, and the COUNTY and CITY cannot terminate or withdraw from this Agreement while it remains in effect."

4. Section 10 shall be added to Agreement to read:

   "In accordance with HUD Notice CPD 23-03, and subsequent CPD Notices, this Agreement will be automatically extended for an additional 3 (three) year period (July 1, 2024 to June 30, 2027) unless COUNTY or CITY provides written notice that it elects not to participate in a new qualification period. A copy of the notice must be sent to HUD Field Office. COUNTY shall notify CITY in writing of its right not to participate any longer than the date specified in HUD's Urban County Qualification Notice for the next qualification period."

DocuSign Envelope ID: 3B5FB8CC-98AA-4D25-83A9-1576FD0090D1

5. Section 11 of the Original Agreement is amended to read:

   "CITY and COUNTY agree to adopt amendments (s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s) subsequent to June 30, 2024 and to submit such amendments to HUD. The COUNTY will notify CITY of its right to terminate its participation in the program based on the adoption of any such amendment. If either CITY or COUNTY refuses to adopt any such amendment, this automatic renewal provision herein will be void."

6. Section 14 of the Original Agreement is amended to add subsection (d) as follows:

   "d. May receive a formula allocation under the ESG Program only through the Urban County."

7. Section 24 of the Original Agreement is amended to read:
   "CITY may void this Agreement only if it submits to COUNTY on or before June 2023 the notification from HUD that CITY has qualified as a "Metropolitan City" or an "Entitlement City" prior to the completion of the re-qualification process for Fiscal Years 2024-25, 2025-2026, and 2026-2027. Upon such notification by HUD, CITY also must submit to COUNTY and HUD written notification of its decision to either remain in the Urban County Program as a "Metropolitan City" or become an "Entitlement City" as a separate entity."

II. Additional Agreements

1. The COUNTY and the CITY agree to cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities.

2. The COUNTY and the CITY shall take all actions necessary to assure compliance with the COUNTY'S certification under section 104(b) of Title I of the Housing and Community Development Act of 1974, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 and the Fair Housing Act and will affirmatively further fair housing as required under See 24 CFR 91.225(a) and 5.105(a). The Parties shall comply with section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 of Title II of the Americans with Disabilities Act, the Age Discrimination Act of 1975, and Section 3 of the Housing and Urban Development Act of 1968, and all other applicable laws. The Parties agree that no urban county funding will be used for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the COUNTY'S actions to comply with the COUNTY'S fair housing

DocuSign Envelope ID: 3B5FB8CC-98AA-4D25-83A9-1576FD0090D1

certification. The Parties acknowledge and agree that noncompliance by a unit of general local government included in an urban county may constitute noncompliance by the grantee (i.e., the urban 14 county) that can, in turn, provide cause for funding sanctions or other remedial actions by the Department.

3. The CITY, and all other applicable units of general local government, may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

4. All other provisions of the Original Agreement, as amended, a copy of which is attached hereto as Exhibit A and incorporated by this reference, to the extent they are not inconsistent with this Amendment SIX, remain unchanged and in full force and effect.

IN WITNESS WHEREOF, CITY has caused this Amendment SIX to be executed by its City Manager and attested by its City Clerk; COUNTY has caused this Amendment FIVE to be executed by the Director of the Orange County Community Resources; each having been duly authorized by the CITY Council and the COUNTY Board of Supervisors, respectively.

ATTEST:

City of La Palma, a municipal Corporation in the State of California

By: DocuSigned by: Conal McNamara, City Manager 7BEAF7910C8040A...

Name:

Title: City Manager

Date: June 6, 2023

By: DocuSigned by: A8BDE008E4G24D6...

Name:

Title: City Clerk

Date: June 6, 2023

COUNTY OF ORANGE, a political subdivision of the State of California

By: DocuSigned by: Julia Bidwell 5E2FBD06989F43C...

Dylan Wright, Director

Orange County Community Resources

Date: 7/19/2023

DocuSign Envelope ID: 3B5FB8CC-98AA-4D25-83A9-1576FD0090D1

//

ORIGINAL FORM CONTRACT

APPROVED AS TO FORM and REQUIRED COUNTY COUNSEL STATEMENT:

"The terms and provisions of the agreement are fully authorized under State and local law and the agreement provides full legal authority for the County."

By: Deputy County Counsel DocuSigned by: John Cleveland 74000D32EE65457... Date: 6/27/2023

Attachment: HUD 424-B

City of La Palma

Agenda Item No. 8

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Jake Chavira, Acting Community Development & Public Works Director
AGENDA TITLE:	Second Amendment to the Agreement with City Advisors, LLC, for Professional Planning and Community Development Staff Augmentation Services

---

RECOMMENDED ACTION:

Approve and authorize the City Manager to execute the second amendment to the agreement with City Advisors, LLC, to increase the not-to-exceed amount from $50,000 to $58,000 for the period from November 4, 2025 to June 30, 2026.

BACKGROUND:

Following the departure of the Community Development and Public Works Director in October 2025, the City required professional planning support and staff augmentation services to maintain critical operations in the Community Development Department, including entitlement processing, long-range planning, development coordination, and special projects. On November 4, 2025, the City Council authorized the City Manager to execute an agreement with City Advisors, LLC for an amount not to exceed $50,000 for municipal planning, CEQA compliance, project management, and interdepartmental coordination services. The agreement expired on June 30, 2026.

On June 2, 2026, the City Council approved and authorized an amendment to the initial agreement to extend professional planning support and staff augmentation services from July 1, 2026 through December 31, 2026 for an amount not to exceed $75,000. As noted in the staff report, staff anticipated that additional funding for the initial agreement in Fiscal Year 2025-26 would be necessary to continue services through the end of the fiscal year, which ended on June 30, 2026. The additional funding necessary is in the amount of $8,000.

FISCAL IMPACT:

Sufficient funding for the second amendment to the agreement is available through salary savings for the additional $8,000.

ATTACHMENTS:

1. Second Amendment to the Agreement with City Advisors , LLC
2. First Amendment to the Agreement for Consultant Services - Exhibit A

SECOND AMENDMENT TO AGREEMENT FOR CONSULTANT SERVICES
CITY ADVISORS, LLC

THIS AMENDMENT TO THE AGREEMENT FOR CONSULTANT SERVICES (the "Amendment"), is hereby entered into as of August 4, 2026, by and between the CITY OF LA PALMA ("City"), a California municipal corporation and CITY ADVISORS, LLC, a California limited liability company ("Consultant"). The Consultant and the City are together referred to as the "Parties" and each individually as "Party".

RECITALS

1. WHEREAS, the Parties have entered into an Agreement for Consultant Services for community development support services dated November 4, 2025 and commencing on October 27, 2025 (the "Agreement").

2. WHEREAS, on June 2, 2026, the Parties entered into an amendment to the Agreement ("First Amendment") to (a) extend the Agreement's term until December 31, 2026; (b) increase and standardize in-office availability of the Consultant's Managing Principal; and (c) change the compensation structure for services provided from an hourly billing model to a fixed weekly retainer amount from July 1, 2026 to December 31, 2026. A true and correct copy of the First Amendment and its exhibits is attached hereto as Attachment "A."

3. WHEREAS, the Parties mutually desire to enter into this amendment ("Second Amendment") to increase the not to exceed amount from fifty-thousand dollars ($50,000) to fifty-eight-thousand dollars ($58,000) for the period from November 4, 2025 to June 30, 2026.

NOW, THEREFORE, in consideration for the mutual covenants herein, the Parties agree to amend the Agreement as follows:

1. Amend Section 2.1(a) to read as follows:

   2.1 Payment by the City.

   (a) For the period until June 30, 2026, the City shall pay to the Consultant for the performance of the Consultant Services described in Exhibit "A" compensation in accordance with the Budget and Fee Schedule attached hereto as Exhibit "B" and not to exceed fifty-eight-thousand dollar ($58,000) during the term of the agreement until June 30, 2026 unless this agreement is mutually amended by both parties.

2. Except as noted above, all other terms of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, this Second Amendment has been executed as of the date first written above.

CITY OF LA PALMA

By _____
Peter L. Kim
City Manager

ATTEST:

_____
Norma I. Alley
City Clerk, MMC

APPROVED AS TO FORM:
COLANTUONO, HIGHSMITH & WHATLEY, PC

_____
Ajit S. Thind, City Attorney

CITY ADVISORS, LLC

By _____
Stephanie Tomaino, AICP
CEO & Managing Principal

Attachment A
June 2, 2026, First Amendment to Agreement for Consultant Services

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

AMENDMENT TO AGREEMENT FOR CONSULTANT SERVICES
CITY ADVISORS, LLC

THIS AMENDMENT TO THE AGREEMENT FOR CONSULTANT SERVICES (the "Amendment"), is hereby entered into as of June 2, 2026, by and between the CITY OF LA PALMA ("City"), a California municipal corporation and CITY ADVISORS, LLC, a California limited liability corporation ("Consultant"). The Consultant and the City are together referred to as the "Parties" and each individually as "Party".

RECITALS

1. WHEREAS, the Parties have entered into an Agreement for Consultant Services for community development support services dated November 4, 2025 (the "Agreement"). A true and correct copy of the Agreement is attached hereto as Exhibit "A".

2. WHEREAS, Section 1.2 of the Agreement provides the Agreement term is October 27, 2025 until June 30, 2026, unless sooner terminated;

3. WHEREAS, Section 2.1 of the Agreement provides for Consultant to be compensated for services in accordance with the Budget and Fee Schedule attached as Exhibit "B" to the Agreement, and not to exceed fifty thousand dollars ($50,000) during the term of the Agreement unless amended by the Parties;

4. WHEREAS, Exhibit "B" to the Agreement states hourly billing rates for employees and subcontractors of City Advisors, LLC through December 31, 2026, with different hourly rates for remote and in-person work;

5. WHEREAS, Exhibit "B" to the Agreement contemplates Consultant to provide services in-office and remotely, but the Agreement does not specify hours that should be provided in-office; and

6. WHEREAS, the Parties mutually desire to enter into this Amendment to (a) extend the Agreement's term until December 31, 2026; (b) increase and standardize in-office availability of the Contractor's Managing Principal; (c) change the compensation structure for services provided from an hourly billing model to a fixed monthly retainer amount from July 1, 2026 to December 31, 2026.

NOW, THEREFORE, in consideration for the mutual covenants herein, the Parties agree to amend the Agreement as follows:

1. Amend subparagraph (A) of the Recitals to read as follows:

   A. The City requires the services of, and desires to retain, a consultant to perform the services set forth and described in the Scopes of Work attached hereto and incorporated by these references as (a) for the period until June 30, 2026, Exhibit "A"; and (b) for the period between July 1, 2026 and December 31, 2026, Exhibit "A" and Exhibit "D" (hereinafter, the "Consultant Services").

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

2. Amend Section 1.1 to read as follows:

1.1 Retention of Consultant. The City hereby retains the Consultant, and the Consultant accepts this retention from the City, to perform the Consultant Services as set forth in: (a) for the period until June 30, 2026, the Scope of Work attached hereto as Exhibit "A"; and (b) for the period between July 1, 2026 and December 31, 2026, the Scopes of Work attached hereto as Exhibit "A" and Exhibit "D".

3. Amend Section 1.2 to read as follows:

1.2 Term. This Agreement shall commence on October 27, 2025, and shall be in full force and effect through December 31, 2026, unless sooner terminated pursuant to the provisions of this Agreement.

4. Amend Section 1.8 to read as follows:

1.8 Coordination With City. In the performance of the Consultant Services, the Consultant shall report to and receive instructions from the City Manager of the City or his or her designee ("Contract Administrator"). Tasks or services other than those specifically described in the Scopes of Work shall not be performed by the Consultant or any sub-consultant or subcontractor without the prior written approval of the Contract Administrator pursuant to Section 1.11 herein.

5. Amend Section 1.11 to read as follows:

1.11 Additional Services.

(a) This subsection applies to Consultant's scope of work until June 30, 2026. If the City changes the scope of the Consultant Services to be performed before June 30, 2026 by the Consultant, or if the Consultant is requested to perform services before June 30, 2026 not specifically described in the Scope of Work for the period until June 30, 2026 ("Additional Services"), the Consultant shall perform such services as are necessary to complete the work, and compensation for the work performed shall be paid by the City in accordance with the Budget and Fee Schedule attached hereto as Exhibit "B" and incorporated herein by this reference, or as otherwise may be agreed in writing by the City and the Consultant. It is expressly understood by the Consultant that the provisions of this Section 1.11 shall not apply to services specifically set forth in the Scope of Work or reasonably contemplated therein. The Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than the Consultant anticipates and that the Consultant shall not be entitled to additional compensation therefor. Unless contradictory of this Section 1.11, all provisions in this Agreement applicable to the Consultant's performance of the Consultant Services shall also apply to the Additional Services.

(b) This subsection applies to Consultant's scope of work between July 1 and December 31, 2026. If the City changes the scope of the Consultant Services to be performed between July 1 and December 31, 2026 by the Consultant, or if the Consultant is requested to perform services between July 1 and December 31,

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

2026 not specifically described in the Scopes of Work in Exhibits “A” and “D” for the period between July 1 and December 31, 2026 (“Additional Services”), the Consultant shall perform such services as are necessary to complete the work, and compensation for the work performed shall be paid by the City in accordance with the Budget and Fee Schedule attached hereto as Exhibit “C” and incorporated herein by this reference, or as otherwise may be agreed in writing by the City and the Consultant. It is expressly understood by the Consultant that the provisions of this Section 1.11 shall not apply to services specifically set forth in the Scopes of Work or reasonably contemplated therein. The Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scopes of Services may be more costly or time consuming than the Consultant anticipates and that the Consultant shall not be entitled to additional compensation therefor. Unless contradictory of this Section 1.11, all provisions in this Agreement applicable to the Consultant’s performance of the Consultant Services shall also apply to the Additional Services.

6. Add Section 1.12 to the Agreement, to read as follows:

1.12 Weekly Hours. Between July 1 and December 31, 2026, Consultant through its Managing Principal shall provide services of less than 20 hours per calendar week. These hours shall include two full days of in-office support per calendar week, tentatively from 10:00 a.m. to 6:00 p.m., and four additional hours, which may be worked as an in-office half-day or used throughout the week for on-call support, email follow-up, phone calls, coordination, and other time-sensitive matters.

7. Amend Section 2.1 to read as follows:

2.1 Payment by the City.

(a) For the period until June 30, 2026, the City shall pay to the Consultant for the performance of the Consultant Services described in Exhibit “A” compensation in accordance with the Budget and Fee Schedule attached hereto as Exhibit “B” and not to exceed fifty-thousand dollars ($50,000) during the term of the agreement until June 30, 2026 unless this agreement is mutually amended by both parties.

(b) For the period between July 1, 2026 and December 31, 2026, the City shall pay to the Consultant for the performance of the Consultant Services described in Exhibits “A” and “D” compensation in accordance with the Budget and Fee Schedule attached hereto as Exhibit “C”. Compensation shall not exceed seventy-five thousand dollars ($75,000) during the July 1, 2026 to December 31, 2026 period unless this agreement is mutually amended by both parties.

(c) For the period between July 1, 2026 and December 31, 2026, should the City require the services of the Consultant’s CEQA subcontractors, the City shall pay to the Consultant for the performance of the Consultant Services described in Exhibits “A” and “D” compensation in accordance with the Budget and Fee Schedule attached hereto as Exhibit “B.” The combined compensation for Contractor under Exhibit “C” together with compensation for Contractor’s CEQA subcontractors under Exhibit “B” shall not exceed seventy-five thousand dollars

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

($75,000) total during the July 1, 2026 to December 31, 2026 period unless this agreement is mutually amended by both parties.

8. Amend Section 4.1 to read as follows:

4.1 Termination By the City. The City reserves and has the right and privileges, at its sole discretion and with or without cause at any time during the term of this Agreement, of suspending, canceling or terminating this Agreement or any work in connection with this Agreement with or without any breach or failure to perform of the Consultant. Upon receipt of any notice of termination from the City, the Consultant shall immediately cease all services hereunder except such as may be specifically approved in writing by the Contract Administrator. In the event of termination under this Section 4.1, all finished or unfinished data, studies, maps, reports, and other items prepared by the Consultant shall become the property of the City, and the Consultant shall promptly deliver such items to the City. In the event of termination under this Section 4.1, the City shall pay the Consultant for all authorized services performed and for all authorized and invoiced expenses incurred up to the date of termination of this Agreement, on a time and materials basis in accordance with: (a) if termination occurs on or before June 30, 2026 the Budget and Fee Schedule attached hereto as Exhibit “B”; and (b) if termination occurs between July 1 and December 31, 2026, the Budget and Fee Schedule attached hereto as Exhibit “C”.

9. Amend subsection (b) of Section 4.3.2 to read as follows:

(b) Take over the work and prosecute the same to completion by contract with another consultant or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder, including costs incurred by the City in retaining a replacement consultant and similar expenses, exceeds the Budget contained in Exhibit “B” for the period until June 30, 2026, or the Budget contained in Exhibit “C” for the period between July 1, 2026 to December 31, 2026.

10. Add Exhibit “C” to the Agreement, to read as follows:

Budget and Fee Schedule for July 1, 2026 through December 31, 2026

1. The Contractor’s services shall be billed at a fixed weekly retainer of $2,500 per week that the Contractor through its Managing Principal provides the services under this Agreement.

2. In the event of planned or unplanned absences of the Contractor’s Managing Principal, the Contractor shall bill the following amounts as the weekly retainer:

- Absence of one full calendar week or both full business days under Section 1.12 of this Agreement: do not bill one weekly retainer.
- Absence in one calendar week of one full business day under Section 1.12 of this Agreement, such that Contractor’s Managing Principal will still provide in-office services of at least one full business day: bill reduced weekly retainer of $1,250. The Contractor’s workload for the same calendar cycle shall also be reduced.

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

3. Any weeks with City closures, whether or not combined with planned or unplanned absences, shall be billed as above according to the number of days for which the Contractor will be absent.

4. Contractor's compensation shall be without regard to whether Contractor's services are performed in-person or remotely, subject to compliance with Section 1.12 of this Agreement.

5. Contractor shall invoice the City through its Contract Supervisor on a monthly basis for all work performed by the Contractor under this Agreement. Invoices shall include a detailed list of services rendered and the number of hours associated with each task.

11. Add Exhibit "D" to the Agreement, to read as follows:

Scope of Work

The Consultant offers a full complement of planning services including the following:

Department Management and Staff Supervision:

- Provide day-to-day direction and technical supervision over Community Development ("CD") staff in coordination with the Acting Community Development and Public Works Director, including the full-time employee, part-time staff, and any volunteer interns.
- Support staff in managing department priorities, customer service needs, permit coordination, and internal City processes.
- Support the City's business retention, attraction, and engagement efforts, including business mixers, business spotlights, and related economic development activities.
- Assist with other CD, planning, economic development, housing, customer service, and special project assignments as requested by the City Manager and/or Acting Director.

Customer Service and Public Inquiries:

- Respond to customer inquiries received through the general CD inbox, including emails and phone calls.
- Assist residents, property owners, businesses, applicants, and development teams with zoning, permitting, entitlement, and general CD questions.
- Develop customer service tools, handouts, checklists, and website content to make Community Development information easier to access and understand.
- Continue working with staff to prepare user-friendly materials, including OpenGov submittal checklists, ADU handouts, zoning information sheets, and other customer-facing resources.

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

Current Planning and Development Review:

- Review, process, and coordinate planning applications submitted to the City.
- Prepare or oversee staff reports, notices, conditions of approval, findings, resolutions, and related entitlement documents.
- Present planning applications, CD items, and related matters to the City Council or other review bodies, as needed.
- Serve as the primary point of contact for development and business proposals seeking City input prior to formal application submission.
- Where applicable, support cost recovery for development review work through developer deposit accounts.

Committee and Interdepartmental Support:

- Serve as the CD representative for the Economic Development/Land Use Advisory and Business Engagement Ad Hoc Committees.
- Serve as the primary staff liaison for the Development and Circulation Committee.
- Coordinate with other City departments, consultants, applicants, and outside agencies on CD-related matters.
- Provide technical input and coordination on development, zoning, economic development, circulation, and business engagement issues.

Economic Development Support:

- Assist with implementation of the City's Economic Development Strategic Plan.
- Support business retention, attraction, and engagement efforts.
- Assist with planning and implementation of business outreach efforts, including business mixers, business spotlights, and other City-led business engagement initiatives.
- Provide planning input on business proposals, site selection inquiries, zoning questions, and potential development opportunities.

Advanced Planning, Zoning Code, and Housing Element Implementation

Assist with several additional advanced planning and customer service initiatives, including:

- Prepare an ordinance amending various sections of the Zoning Code to modernize regulations, improve usability, and address ambiguities.
- Update the City's ADU Ordinance to comply with existing law and make the regulations more customer-friendly and easier to understand.

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

- Assist with implementation of Housing Element programs.
- Assist with the preparation and submission of housing data, annual reports, quarterly reports, and other required information to outside agencies.
- Identify opportunities to improve the organization, clarity, and accessibility of planning information on the City's website.
- Develop additional customer-facing materials to help residents, businesses, applicants, and developers better understand City requirements before submitting through OpenGov or contacting staff.

12. Except as noted above, all other terms of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment has been executed as of the date first written above.

CITY OF LA PALMA

Signed by:
By Peter Kim
D3870B504B7C4C5...
Peter L. Kim
City Manager

Date Signed: June 16, 2026

ATTEST:

Signed by:
Norma I. Alley
12FD9EDA7FD44CA...
Norma I. Alley, MMC, City Clerk

Date Signed: June 17, 2026

APPROVED AS TO FORM:
COLANTUONO, HIGHSMITH & WHATLEY, PC

Signed by:
Ajit Thind
EDE910A117CF485...
Ajit S. Thind, City Attorney

Date Signed: June 17, 2026

CITY ADVISORS, LLC

DocuSigned by:
By Stephanie Tomaino
CE7884024A3E24D1...
Stephanie Tomaino, AICP
CEO & Managing Principal

Date Signed: June 16, 2026

7

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

Exhibit “A”
Agreement for Consultant Services dated November 4, 2025

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

AGREEMENT FOR CONSULTANT SERVICES

CITY ADVISORS, LLC

THIS AGREEMENT FOR CONSULTANT SERVICES (hereinafter, the "Agreement"), is entered into as of November 4, 2025, by and between the CITY OF LA PALMA, a municipal corporation (hereinafter, the "City"), and CITY ADVISORS, LLC, a limited liability company (hereinafter, the "Consultant"). The Consultant and the City are hereafter together referred to as the "Parties" and each individually as a "Party."

RECITALS

A. The City requires the services of, and desires to retain, a consultant to perform the services set forth and described in the Scope of Work attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter, the "Consultant Services").

B. By virtue of the Consultant's expertise, experience, and background, the Consultant is qualified to perform the Consultant Services for and on behalf of the City.

C. The City and the Consultant mutually desire to enter into this Agreement for the provision of the Consultant Services by the Consultant for and on behalf of the City, in accordance with the terms and conditions set forth herein.

EXECUTORY AGREEMENTS

NOW, THEREFORE, in consideration of the facts recited above and the covenants, conditions, and promises contained herein, the City and the Consultant mutually agree as follows:

1. RETENTION AND DUTIES OF CONSULTANT

1.1 Retention of Consultant. The City hereby retains the Consultant, and the Consultant accepts this retention from the City, to perform the Consultant Services as set forth in the Scope of Work attached hereto as Exhibit "A".

1.2 Term. This Agreement shall commence on October 27, 2025, and shall be in full force and effect through June 30, 2026, unless sooner terminated pursuant to the provision of this Agreement.

1.3 Standard of Performance. The Parties mutually acknowledge that the City has retained the Consultant to perform the Consultant Services based upon the special skills, expertise, and experience of the Consultant. Accordingly, in performing the Consultant Services, the Consultant shall use the skill and care that a highly specialized professional with significant expertise in the field, would use under similar circumstances. To the extent that the Consultant retains sub-consultants or subcontractors to perform any portion of any of the Consultant Services, to the extent permitted hereunder, the Consultant has a duty to the City to ensure that the tasks and services performed by such sub-consultants and subcontractors meet the same highly specialized professional level, skill, and expertise expected of the Consultant.

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

1.4 Licenses, Permits, Fees, and Approvals. The Consultant shall obtain at its sole cost and expense such licenses, permits, and approvals as may be required by law for the performance of the Consultant Services prior to commencing work. The Consultant and its employees, agents, and sub-consultants or subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required for the performance of the Consultant Services. The Consultant shall have the sole obligation to pay for any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the Consultant Services, and shall indemnify, defend and hold harmless the City and City Personnel against any such fees, assessments, taxes, penalties or interest levied, assessed, or imposed against the City hereunder.

1.5 Personnel. The Consultant shall at all times allocate sufficient qualified personnel as required to perform the Consultant Services. The Consultant represents that the Consultant Services will be performed by the Consultant or under its direct supervision, and that all personnel engaged in such work shall be fully qualified and shall be authorized and permitted under applicable Federal, State and local law to perform such tasks and services. The Consultant shall pay all wages, salaries, and other amounts due to such personnel in connection with their performance of the Consultant Services and as required by law.

1.6 Materials. The Consultant shall equip itself with all necessary goods, materials, equipment and personal property to perform the services specified in this Agreement. The Consultant shall at all times ensure that all goods, materials, equipment and personal property included within the Consultant Services shall be of good quality, fit for the purpose intended.

1.7 Warranty. By executing this Agreement, the Consultant warrants that the Consultant (i) has thoroughly investigated and considered the Consultant Services to be performed, (ii) has carefully considered how the Consultant Services should be performed, and (iii) fully understands the facilities, difficulties, and restrictions attending performance of the Consultant Services.

1.8 Coordination With City. In the performance of the Consultant Services, the Consultant shall report to and receive instructions from the City Manager of the City or his or her designee ("Contract Administrator"). Tasks or services other than those specifically described in the Scope of Work shall not be performed by the Consultant or any sub-consultant or subcontractor without the prior written approval of the Contract Administrator pursuant to Section 1.11 herein.

1.9 Subcontracting Prohibited. The Consultant shall not subcontract the performance of any of the Consultant Services without the prior written approval of the Contract Administrator.

1.10 Project Manager. The Consultant agrees that the following person shall be the project manager on behalf of the Consultant under this Agreement, and shall be principally responsible for performing the Consultant Services:

STEPHANIE TOMAINO, AICP
CEO AND MANAGING PRINCIPAL

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

Notwithstanding the foregoing, the Parties acknowledge that persons other than the above-designated project manager of the Consultant may perform tasks or services under this Agreement if the performance of such tasks or services is under the supervision and control of the Consultant's project manager. The Consultant shall not alter the assignment of the above-designated project manager without the prior written approval of the Contract Administrator.

1.11 Additional Services. If the City changes the scope of the Consultant Services to be performed by the Consultant, or if the Consultant is requested to perform services not specifically described in the Scope of Work ("Additional Services"), the Consultant shall perform such services as are necessary to complete the work, and compensation for the work performed shall be paid by the City in accordance with the Budget and Fee Schedule attached hereto as Exhibit "B" and incorporated herein by this reference, or as otherwise may be agreed in writing by the City and the Consultant. It is expressly understood by the Consultant that the provisions of this Section 1.11 shall not apply to services specifically set forth in the Scope of Work or reasonably contemplated therein. The Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than the Consultant anticipates and that the Consultant shall not be entitled to additional compensation therefor. Unless contradictory of this Section 1.11, all provisions in this Agreement applicable to the Consultant's performance of the Consultant Services shall also apply to the Additional Services.

2. COMPENSATION TO CONSULTANT

2.1 Payment by the City. The City shall pay to the Consultant for the performance of the Consultant Services compensation in accordance with the Budget and Fee Schedule attached hereto as Exhibit "B" and not to exceed fifty-thousand dollars ($50,000) during the term of the agreement unless this agreement is mutually amended by both parties.

2.2 Invoices. The Consultant shall invoice the City on a monthly basis for all work performed by the Consultant under this Agreement. Invoices shall include billings for all charges, including authorized direct costs incurred by the Consultant during the month covered by the invoice. All charges for labor or professional services shall describe with specificity the services rendered and shall set forth the number of hours worked and hourly rates in accordance with the Budget and Fee Schedule. Within forty-five (45) days of receipt of an invoice, and upon determination by the City that the invoice is in order and that the Consultant has performed all requested or required services in a timely and competent manner, the City shall pay such invoice.

2.3 Record of Payment. The Consultant shall maintain records on all services for and charges to the City under this Agreement for a period of not less than twenty-four (24) months, or for any longer period required by law, after the termination of this Agreement, and make such records available for review and audit if requested by the City at any time during the term, or within twenty-four (24) months, or for any longer period required by law, after the termination of this Agreement. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible.

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

3. LEGAL RESPONSIBILITIES

3.1 Compliance with Law. The Consultant shall keep fully informed of all Federal and State laws and regional, county, and municipal ordinances and regulations which may in any manner affect those employed by the Consultant or the performance by the Consultant of any tasks or services for or on behalf of the City. The Consultant shall at all times observe and comply with all such laws, ordinances, and regulations, and shall be responsible for the compliance therewith of all work and services performed by the Consultant by or on behalf of the City.

3.2 Independent Contractor. The Consultant is retained as an independent contractor only, for the sole purpose of rendering the Consultant Services, and is not an employee of the City. The City shall have the right to control the Consultant only as to results of the Consultant's services rendered pursuant to this Agreement, and the City shall not have the right to control the means by which the Consultant accomplishes the services performed under this Agreement.

3.3 Non-Discrimination. The Consultant shall not discriminate against any employee or applicant for employment because of any impermissible classification pursuant to Federal or State law, including, but not limited to, race, color, religion, national origin, gender, physical or mental disability, age, military status, sexual orientation, gender identity, gender expression, or marital or familial status. The Consultant shall incorporate the foregoing provisions in all subcontracts.

3.4 Proprietary Information. All proprietary information developed by the Consultant in connection with, or resulting from, this Agreement, including but not limited to inventions, discoveries, improvements, copyrights, patents, maps, reports, textual material, or software programs, shall be the sole and exclusive property of the City, without restriction or limitation upon their use. The Consultant agrees that the compensation to be paid pursuant to this Agreement includes adequate and sufficient compensation for any proprietary information developed in connection with or resulting from the performance of the Consultant Services under this Agreement. The Consultant further understands and agrees that full disclosure of all proprietary information developed in connection with, or resulting from, the performance of services by the Consultant under this Agreement shall be made to the City, and that the Consultant shall do all things necessary and proper to perfect and maintain ownership of such proprietary information by the City. The Consultant hereby agrees to deliver such proprietary information to the City upon the expiration or termination of this Agreement. It is understood and agreed that the proprietary information prepared pursuant to this Agreement is prepared specifically for the City and is not necessarily suitable for any future or other use. The Parties agree that, until final approval by the City, all data, plans, specifications, reports, and other documents are confidential and will not be released to third parties without prior written consent of both Parties unless required by law.

3.5 Patented and Copyright Materials. The Consultant shall assume all costs arising from the use of patented or copyrighted materials, including but not limited to equipment, devices, processes, and software programs, used or incorporated in the services or work performed by the Consultant under this Agreement. Pursuant to Section 3.7 herein, the Consultant shall indemnify, defend (with legal counsel acceptable to the City), and hold the City and its elected and

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

appointed boards, members, officials, officers, agents, representatives, employees, and volunteers ("City Personnel") harmless from any and all suits, actions, or proceedings of every nature for or on account of the use of any patented or copyrighted materials.

3.6 Prevailing Wages. The Parties have determined that prevailing wage laws do not apply to this Agreement because the Consultant Services do not include construction, alteration, demolition, installation, or repair work or other otherwise exempt under California's prevailing wage laws (Lab. Code, § 1720 *et seq*.). Notwithstanding the foregoing, it is agreed by the Parties that, in connection with performance of the Consultant Services, including, without limitation, any and all public works (as defined by applicable law), the Consultant shall bear all risks of payment or non-payment of prevailing wages under California law and/or the implementation of Labor Code Section 1781, as the same may be amended from time to time, and/or any other similar law. Pursuant to Section 3.7 herein, the Consultant shall indemnify, defend (with legal counsel acceptable to the City), and hold the City and City Personnel harmless from and against any liability, loss, damage, cost or expenses (including but not limited to reasonable attorneys' fees, expert witness fees, court costs, and costs incurred related to any inquiries or proceedings) arising from or related to (i) the noncompliance by the Consultant or any party performing the Consultant Services of any applicable local, state, and/or federal law, including, without limitation, any applicable federal and/or state labor laws (including, without limitation, the requirement to pay state prevailing wages and hire apprentices); (ii) the implementation of Section 1781 of the Labor Code, as the same may be amended from time to time, or any other similar law; and/or (iii) failure by the Consultant or any party performing the Consultant Services on the Consultant's behalf to provide any required disclosure or identification as required by Labor Code Section 1781, as the same may be amended from time to time, or any other similar law.

3.7 Indemnification.

3.7.1 Indemnification of the City. Except as set forth in subdivision 3.7.2, the Consultant shall indemnify, defend (with legal counsel acceptable to the City), and hold harmless the City and City Personnel from and against any and all actions, suits, claims, demands, judgments, attorneys fees, costs, damages to persons or property, losses penalties, obligations, expenses, or liabilities ("Claims") that may be asserted or claimed by any person or entity arising out of the Consultant's performance of any tasks or services for or on behalf of the City, whether or not there is concurrent active or passive negligence on the part of the City and/or any City Personnel, but excluding any Claims arising from the sole negligence or willful misconduct of the City or any City Personnel. The Consultant shall defend any action or actions filed in connection with any such claims or liabilities, and shall pay all costs and expenses, including attorney's fees incurred in connection therewith. The Consultant shall promptly pay any judgment rendered against the City or any City Personnel for any such claims or liabilities. In the event the City and/or any City Personnel is made a party to any action or proceeding filed or prosecuted for any such Claims arising out of or in connection with the work being performed or services being provided under this Agreement, the Consultant shall pay to the City any and all costs and expenses incurred by the City or City Personnel in such action or proceeding, together with reasonable attorney's fees and expert witness fees.

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

3.7.2 Design Professionals. The provisions of this subdivision 3.7.2 apply only in the event that the Consultant is a "design professional" within the meaning of the California Civil Code Section 2782.8(c). If the Consultant is a "design professional" within the meaning of Section 2782.8(c), then notwithstanding subdivision 3.7.1 above, to the fullest extent permitted by law (including, without limitation, Civil Code Sections 2782 and 2782.6), the Consultant shall defend (with legal counsel reasonably acceptable to the City), indemnify, and hold harmless the City and City Personnel from and against any Claim that arises out of, pertains to, or relates to, directly or indirectly, in whole or in part, the negligence, recklessness, or willful misconduct of the Consultant, any sub-consultant, subcontractor, or any other person directly or indirectly employed by them, or any person that any of them control, arising out of the Consultant's performance of any task or service for or on behalf of the City under this Agreement. Such obligations to defend, hold harmless, and indemnify the City or any City Personnel, shall not apply to the extent that such Claims are caused in part by the sole negligence or willful misconduct of the City or such City Personnel. The Consultant's cost to defend the City and/or City Personnel against any such Claim shall not exceed the Consultant's proportionate percentage of fault with respect to that Claim; however, pursuant to Civil Code section 2782.8(a), in the event that one or more defendants is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, the Consultant shall meet and confer with the City (and, if applicable, other parties) regarding any unpaid defense costs. To the extent the Consultant has a duty to indemnify the City or any City Personnel under this subdivision (b), the Consultant shall be responsible for all incidental and consequential damages resulting directly or indirectly, in whole or in part, from the Consultant's negligence, recklessness, or willful misconduct.

3.8 Retention of Funds. The Consultant hereby authorizes the City to deduct from any amount payable to the Consultant (whether arising out of this Agreement or otherwise) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate the City for any losses, costs, liabilities, or damages suffered by the City, and all amounts for which the City may be liable to third parties, by reason of the Consultant's negligent acts, errors, or omissions, or willful misconduct, in performing or failing to perform the Consultant's obligations under this Agreement. The City in its sole and absolute discretion, may withhold from any payment due to the Consultant, without liability for interest, an amount sufficient to cover such claim. The failure of the City to exercise such right to deduct or withhold shall not act as a waiver of the Consultant's obligation to pay the City any sums the Consultant owes the City.

3.9 Insurance. The Consultant shall not commence the performance of any work or services under this Agreement until the Consultant has obtained all insurance required hereunder, nor shall the Consultant allow any sub-consultant or subcontractor to commence services until all such insurance has been obtained by the sub-consultant or subcontractor. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement. The City reserves the right to require complete, certified copies of all required insurance policies, at any time. All insurance policies shall be issued by an insurance company currently authorized by the California Department of Insurance to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

City's Risk Manager. The Consultant shall take out and maintain at all times during the performance of this Agreement the following policies of insurance:

3.9.1 Workers Compensation Insurance to cover the Consultant's employees as required by law; and the Consultant shall require all subcontractors to provide such compensation insurance for all of the latter's employees. Each such policy of worker compensation insurance shall carry the following endorsements:

(a) "The insurer waives all rights of subrogation against THE CITY OF LA PALMA, its officers, officials, agents, employees, and representatives."

(b) "This insurance policy shall not be canceled, limited or nonrenewed by the insurer until thirty (30) days after receipt by THE CITY OF LA PALMA of a written notice of such cancellation, limitation, or reduction of coverage."

3.9.2 Comprehensive General Liability Insurance for bodily injury, death, and property damage which may arise from the negligent performance of the Consultant, its employees, agents representatives, successors, and assigns while performing work or services under this Agreement, in an amount not less than $1,000,000 per occurrence, $2,000,000 general aggregate. Each such policy of insurance shall be in a form satisfactory to the City and shall contain the following endorsements:

(a) "THE CITY OF LA PALMA, its officers, officials, employees, and representatives, are hereby declared to be additional insureds under the terms of this policy with respect to the operations and activities of the named insured at or from the premises of THE CITY OF LA PALMA described above."

(b) "This insurance policy shall not be canceled, limited, or not renewed until thirty (30) days after receipt by THE CITY OF LA PALMA of a written notice of such cancellation, limitation, or reduction of coverage."

(c) "This insurance policy is primary insurance and no insurance held or owned by the designated additional insureds shall be called upon or looked to cover a loss under said policy; THE CITY OF LA PALMA shall not be liable for the payment of premiums or assessments on this policy."

3.9.3 Comprehensive Automobile Liability Insurance, The Consultant warrants and agrees that it has and will maintain sufficient automobile liability insurance necessary to cover the risks associated with this Agreement.

3.9.4 Professional Liability Insurance to protect the City from the Consultant's negligent acts, errors, and omissions of a professional nature, with coverage in a minimum amount of $1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and the Consultant agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

3.9.5 Renewal of Insurance. At least thirty (30) days prior to the expiration of any policy of insurance required under Paragraph 3.9.1, 3.9.2, 3.9.3 or 3.9.4, a signed complete certificate of insurance, with all endorsements provided herein, showing that such insurance coverage has been renewed or extended, shall be filed with the City.

3.9.6 Prohibited Insurance Provisions. Insurance policies required under Paragraph 3.9.1, 3.9.2, 3.9.3 or 3.9.4, shall not include any limiting provision or endorsement that has not been submitted to the City for approval. By way of example, additional insured endorsements shall not be limited to "ongoing operations," exclude contractual liability, restrict coverage to the "sole" liability of the Consultant, or contain any other limitation contrary to this Agreement.

3.9.7 Variations to Insurance Requirements. The City may, but is not required to, approve in writing a variation in the foregoing insurance requirements, upon a determination that the coverage, scope, limits, and forms of such insurance are either not commercially available, or that the City's interests are otherwise fully protected.

3.10 Conflicts of Interest.

3.10.1 City Personnel. No City Personnel shall have any financial interest, direct or indirect, in this Agreement, or participate in any decision relating to this Agreement that affects his or her financial interest or the financial interest of any corporation, partnership, association or other entity in which he or she is interested, in violation of any federal, state or city statute, ordinance or regulation. The Consultant shall not employ any such person while this Agreement is in effect.

3.10.2 Consultant. The Consultant represents, warrants and covenants that he, she or it presently has no interest, direct or indirect, which would interfere with or impair in any manner or degree the performance of the Consultant's obligations and responsibilities under this Agreement. The Consultant further agrees that while this Agreement is in effect, the Consultant shall not acquire or otherwise obtain any interest, direct or indirect, that would interfere with or impair in any manner or degree the performance of the Consultant's obligations and responsibilities under this Agreement. The Consultant acknowledges that pursuant to the provisions of the Political Reform Act (Government Code section 87100 *et seq*.), the City may determine the Consultant to be a "consultant" as that term is defined by the Act. In the event the City makes such a determination, the Consultant agrees to complete and file a "Statement of Economic Interest" with the City Clerk to disclose such financial interests as required by the City. In such event, the Consultant further agrees to require any other person doing work under this Agreement to complete and file a "Statement of Economic Interest" to disclose such other person's financial interests as required by the City.

3.11 No Undue Influence. The Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City shall receive compensation, directly or indirectly, from the Consultant, or from any

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

officer, employee, or agent of the Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. The Consultant further warrants that it has not employed or retained any company or person other than a bona fide employee working for the Consultant, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this Agreement. For breach or violation of this warranty, the City shall have the right to annul this Agreement without liability or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

3.12 No Benefit to Arise to City Employees. No member, officer, or employee of the City, or their designees or agents, and no public official who exercises authority over or has responsibilities with respect to this Agreement during his/her tenure or for one (1) year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for the Consultant Services to be performed under this Agreement.

4. RIGHTS AND REMEDIES

4.1 Termination By the City. The City reserves and has the right and privileges, at its sole discretion and with or without cause at any time during the term of this Agreement, of suspending, canceling or terminating this Agreement or any work in connection with this Agreement with or without any breach or failure to perform of the Consultant. Upon receipt of any notice of termination from the City, the Consultant shall immediately cease all services hereunder except such as may be specifically approved in writing by the Contract Administrator. In the event of termination under this Section 4.1, all finished or unfinished data, studies, maps, reports, and other items prepared by the Consultant shall become the property of the City, and the Consultant shall promptly deliver such items to the City. In the event of termination under this Section 4.1, the City shall pay the Consultant for all authorized services performed and for all authorized and invoiced expenses incurred up to the date of termination of this Agreement, on a time and materials basis in accordance with the Budget and Fee Schedule attached hereto as Exhibit "B".

4.2 Performance to the City's Satisfaction. The Consultant agrees to perform all work to the reasonable satisfaction of the City. If the services performed under this Agreement are not satisfactory, the City has the right to take appropriate action, including but not limited to: (i) meeting with the Consultant, its agents or subcontractors to review the quality of the work and resolve matters of concern; (ii) requiring the Consultant to have the work repeated at no additional fee until it is satisfactory; (iii) withholding payment of the City's compensation to the Consultant for any unsatisfactory work performed; (iv) suspending delivery of work to the Consultant for an indefinite time; and/or (v) terminating this Agreement.

4.3 Default, Remedies.

4.3.1 Default of Insurance Requirements. In addition to any other remedies at law or equity the City may have if the Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time required by Section 3.9 herein, the City may, at its sole option, exercise any of the following

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

remedies, which are alternatives to other remedies the City may have and are not the exclusive remedy for the Consultant's breach:

(a) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under this Agreement;

(b) Order the Consultant to stop work under this Agreement or withhold any payment that becomes due to the Consultant hereunder, or both, until the Consultant demonstrates compliance with the insurance requirements herein; and/or

(c) Immediately terminate this Agreement.

4.3.2 Other Defaults. In addition to any other remedies at law or equity the City may have, if the Consultant materially breaches any of the terms of this Agreement, the City's remedies shall include, but not be limited to, any or all of the following:

(a) Immediately terminate this Agreement; and/or

(b) Take over the work and prosecute the same to completion by contract with another consultant or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder, including costs incurred by the City in retaining a replacement consultant and similar expenses, exceeds the Budget contained in Exhibit "B".

4.4 Force Majeure. Any time period specified in this Agreement for performance of services shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the City or the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the delaying Party shall within ten (10) days of the commencement of such delay notify the other Party in writing of the causes of the delay ("Force Majeure Event"). If the Consultant is the delaying Party, the City shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the City such delay is justified. The City's determination shall be final and conclusive upon the parties to this Agreement. In no event shall the Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused. The Consultant's sole remedy shall be extension of this Agreement pursuant to this section. For the avoidance of doubt, Force Majeure shall not include (a) financial distress nor the inability of either party to make a profit or avoid a financial loss, (b) changes in the market prices or conditions, or (c) a party's financial inability to perform its obligations hereunder. The current events related to the COVID-19 pandemic are known and shall not constitute Force Majeure Event, future impacts of the COVID-19 pandemic may be considered a Force Majeure Event to the extent that they prevent the performance of a Party's obligations under this Agreement.

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

5. MISCELLANEOUS

5.1 Notices. All notices, invoices or other instruments required or permitted to be given under this Agreement shall be served by personal delivery or deposited in a United States mail depository, postage prepaid, and addressed as follows:

If to the City:
CITY OF LA PALMA
7822 Walker Street
La Palma, CA 90623

If to the Consultant:
City Advisors, LLC
P.O. Box 1292
Costa Mesa, CA 92628
Attn: Stephanie Tomaino, AICP
Stephanie@City-Advisors.com | (949) 485-1960

or such other address or person as either Party may indicate to the other in writing. Service of any instrument by mail shall be deemed effective forty-eight (48) hours after deposit in a United States mail depository, postage prepaid, and addressed as set forth above.

5.2 Integration. This Agreement represents the entire understanding of the City and the Consultant as to those matters contained herein, and no prior oral or written understanding shall be of any force or effect with regard to those matters covered by this Agreement. This Agreement may not be modified, altered, or amended except in writing signed by both the City and the Consultant. The Contract Administrator is hereby authorized to approve and effectuate amendments to this Agreement to the extent permitted by applicable law.

5.3 Construction, Venue. This Agreement shall be construed in accordance with the laws of the State of California and as if drafted by both parties hereto. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either Party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply. Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted and maintained in the Superior Courts of the State of California in the County of Orange, or in any other appropriate court with jurisdiction in such County, and the Consultant agrees to submit to the personal jurisdiction of such court.

5.4 Rights and Remedies are Cumulative. Except as may be expressly set forth in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies or other rights or remedies as may be permitted by law or in equity shall not preclude the exercise by such Party, at the same or different times, of any other rights or remedies to which such Party may be entitled.

5.5 Severability. If any term or provision of this Agreement is found by a court of competent jurisdiction to be invalid, illegal or unenforceable in any jurisdiction, the invalidity, illegality or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable term or provision in any other jurisdiction. Upon a

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

determination that any term or provision is invalid, illegal or unenforceable, the Parties shall negotiate in good faith to modify this Agreement to effect the original intent of the Parties as closely as possible in order that the transactions contemplated hereby be consummated as originally contemplated to the greatest extent possible.

5.6 Assignment. The Consultant shall not assign or otherwise transfer any of its rights or obligations under this Agreement without the prior written consent of the City; and any such assignment or other transfer without such consent shall be void.

5.7 Consultant not a City Agent. Except as the City may specify in writing, the Consultant shall have no authority, express or implied, to act on behalf of the City in any capacity whatsoever as an agent. This Agreement does not grant to the Consultant any authority, express or implied, to bind the City to any obligation whatsoever.

5.8 Attorney's Fees. In the event any action is commenced by one Party to this Agreement against the other to enforce any of the rights or obligations arising from this Agreement, the prevailing Party in such action, in addition to any other relief and recovery ordered by the court, shall be entitled to recover all statutory costs, together with reasonable attorney's fees.

5.9 Successors and Assigns. Subject to the provisions of Paragraphs 1.9 and 5.6 hereinabove, this Agreement, and all of the covenants, terms, and conditions hereof, shall be binding upon, and inure to the benefit of, the City, the Consultant, and their respective successors and assigns.

5.10 Authority of Signatories. The persons executing this Agreement on behalf of the Parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said Parties and that by so executing this Agreement the Parties are formally bound to the provisions of this Agreement.

5.11 No Waiver. No waiver by either Party of any of the provisions of this Agreement shall be effective unless explicitly set forth in writing and signed by the Party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any right, remedy, power or privilege arising from this Agreement shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power or privilege.

5.12 No Third-Party Beneficiaries. This Agreement benefits solely the Parties to this Agreement and their respective permitted successors and assigns and nothing in this Agreement, express or implied, confers on any other person any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

5.13 Non-Liability of City Personnel. No City Personnel shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to the Consultant or its successor, or for breach of any obligation of the terms of this Agreement.

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

5.14 Execution. The persons executing this Agreement on behalf of each of the Parties hereto represent and warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, and (iv) that entering into this Agreement does not violate any provision of any other Agreement to which said Party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors, and assigns of the Parties.

5.15 Survival. The terms, provisions, representations and certification contained in this Agreement, or inferable therefrom, shall survive the termination of this Agreement and the payment of the compensation hereinabove provided.

5.16 Section Headings and Subheadings. The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

5.17 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

IN WITNESS WHEREOF, this Agreement has been executed as of the date first written above.

CITY OF LA PALMA

Signed by:
By: Peter Kim
D38706564B7C4C5...
Peter L. Kim, City Manager

ATTEST:

Signed by:
Norma I. Alley
12FD9EDA7FD44CA...
Norma I. Alley, MMC
City Clerk

CITY ADVISORS, LLC

DocuSigned by:
By: Stephanie Tomaino
CE766462A3E24D1...
Stephanie Tomaino, AICP CEO and Managing Principal

APPROVED AS TO FORM:

COLANTUONO, HIGHSMITH & WHATLEY, PC

Signed by:
By: Ajit Thind
EDF910A117CF485...
City Attorney, City of La Palma

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

EXHIBIT "A"

Scope of Work

The Consultant offers a full complement of planning services including the following:

Staff Augmentation

City Advisors may provide staff augmentation services to support the City during staffing vacancies or transitions. Services include providing supervisory direction and oversight of Department staff, coordinating daily operations, reviewing work products, and maintaining continuity of service across divisions. The Consultant may also attend City Council and Commission meetings, as needed, to represent the Department, present agenda items, and provide professional recommendations.

Entitlement Review and Processing

The assigned Contract Planner will serve as the Project Manager responsible for reviewing and processing discretionary planning applications. The Contract Planner will oversee all aspects of the entitlement case processing, which may include, but are not limited to: reviewing development proposals for consistency with the Zoning Ordinance, General Plan, and other local policies and regulations; routing applications to other City departments, divisions, and outside third-party technical consultants; consolidating comments into completeness letters; communicating project statuses and City comments to applicants; coordinating meetings between applicants and City staff; processing and reviewing application resubmittals and revisions; reviewing projects for CEQA compliance; coordinating environmental impact assessment and CEQA documentation with outside consultants (if necessary); working with City staff to schedule public hearings; requesting conditions of approval from other divisions; drafting public hearing notices, staff reports, resolutions, and conditions of approval; finalizing agenda packets following review by staff; preparing PowerPoint presentations; and presenting projects and staff recommendations to approval bodies. The Consultant will also ensure all associated administrative tasks are completed, including: monitoring developer deposits, logging billable hours and tasks, maintaining public records and correspondence in the City's records database (i.e., shared server), renaming files, and organizing project folders for easy access.

Long-Range Planning

The assigned Contract Planner may serve as the Project Manager for various long-range planning assignments, such as: City-initiated Zoning Ordinance Amendments; streamlining initiatives; ordinances for compliance with current State legislation; Housing Element program implementation; Specific Plan updates; and comprehensive Zoning Code updates. The Contract Planner will work with the staff supervisor to refine the project-specific scope of work, identify City needs, and understand the Planning Division's expectations and goals of the long-range planning assignment. The Contract Planner's responsibilities may include, but are not limited to: reviewing the current Zoning Ordinance and local regulations; reviewing current State legislation; researching regulations from other surrounding cities; discussing challenges and opportunities for improvement with staff; preparing detailed Zoning Ordinance amendments in track-changes; identifying areas where policy direction is needed from staff, Commission, and/or City Council;

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

conducting study sessions on items needing further discussion; drafting public hearing notices, staff reports, resolutions, and attachments; finalizing agenda packets following review by staff; preparing PowerPoint presentations; attending public meetings; presenting to approval bodies; and participating in any implementation tasks as directed by staff, such as creating handouts, assisting with website updates, and presenting to in-house planning staff.

Development Plans Review

The assigned Contract Planner may conduct zoning compliance reviews of building permit plans, including, but not limited to: architectural site plans, elevations, technical reports, landscape plans, grading plans, and other documentation routinely submitted to the Planning Division. Plans will be reviewed for consistency and substantial compliance with the City's Zoning Ordinance, applicable conditions of approval tied to associated entitlement permits, and other applicable policies and regulations.

CEQA Analysis

Through our subconsultant, Terra Nova Planning & Research, Inc., City Advisors provides cost-effective, high-quality CEQA and NEPA documentation. Their services include environmental assessments, technical studies, and preparation of Environmental Impact Reports, Mitigated Negative Declarations, and technical memos to support the use of categorical and statutory exemptions. With a strong record of compliance under CEQA, NEPA, and SEPA, Terra Nova's staff bring extensive regulatory expertise and practical insight into the political and strategic context of local projects. Their approach emphasizes common-sense, actionable analysis and the use of CEQA streamlining tools (such as categorical exemptions and Section 15183) to expedite review, reduce costs, and maintain full regulatory compliance.

Special Planning Projects

City Advisors is available to provide project management support on additional planning assignments, such as: Code implementation, permit process improvements, permit software upgrade implementation, standard operating procedures creation, strategic planning, and other special projects. Beyond planning, City Advisors provides specialty support related to community outreach, engagement, and economic development. We work with cities to provide flexible planning support that can be adapted to fit the City's specific staffing needs and budgetary constraints.

Docusign Envelope ID: 29F7A6CE-1157-8B89-8243-BB97FD27E409

EXHIBIT "B"

Budget and Fee Schedule

Invoices will be submitted to the Contract Supervisor at the beginning of each month with a detailed list of services rendered and number of hours associated with each task. Below are the billing rates applicable through the duration of the professional services agreement. City Advisors only employs professionals performing at a senior-level and above.

October 29, 2025, through December 31, 2026:

Position	Billing Rate
Managing Principal (On-Site)	$165.00 per hour
Managing Principal (Remote)	$145.00 per hour
Senior Planner (Remote)	$130.00 per hour

CEQA Subcontractor Rates:

Position	Billing Rate
Principal Planner	$195.00 per hour
Senior Planner	$160.00 per hour
Associate Planner	$140.00 per hour

City of La Palma

Agenda Item No. 9

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Jake Chavira, Acting Community Development & Public Works Director
AGENDA TITLE:	Award of Contract for Tree Maintenance Services

---

RECOMMENDED ACTION:

Authorize the City Manager to award a contract in the amount of $377,479.57 to West Coast Arborists, Inc. (WCA) of Anaheim, California, for Tree Maintenance Services for three years, with an option to extend the contract for two additional one-year terms with a maximum contract length of five years.

BACKGROUND:

The City is responsible for the maintenance of its approximately 1,400 park landscape and street median trees. For the past 27 years, the City of La Palma has utilized the services of West Coast Arborists, Inc. (WCA) of Anaheim, California, for tree trimming, planting, removals, emergency response, and arborist services. The existing annual maintenance services agreement with WCA is scheduled to expire on December 20, 2026. Numerous Orange County and neighboring cities including Cerritos, Lakewood, Cypress, Buena Park, Los Alamitos, and Garden Grove also utilize their services.

The Community Development & Public Works Department has received a proposal from WCA to provide Annual Tree Maintenance Services by "piggybacking" onto an existing publicly bid contract that the City of Bell recently executed (see Attachment 1). La Palma Municipal Code section 2-197, subd. (3)(a) allows "piggybacking," or the purchase of services in accordance with any bid awarded by another public agency. WCA's bid proposal is based on the City of Bell's April 28, 2025, issuance of a Request for Proposals (RFP) where proposals were obtained for arborist services for the period of July 23, 2025, through July 30, 2028, with an option to extend the contract for a term of (2) additional one-year terms for a total performance period of (5) years. Following the competitive public bidding process, the City of Bell awarded a contract to WCA.

Staff has reviewed the bid documents issued by the City of Bell and has determined that the proper competitive bidding procedures were followed.

The contractor is qualified to perform the arborist services as required by the City, including trimming, pruning, planting, and removal of trees. The services performed by WCA for La Palma to date have been outstanding. It is in the City's best financial interest to enter into a contract with the contractor for the same 2025 prices, terms, and conditions as offered to the City of Bell (Attachment 3). The

City's current contract with WCA was also awarded five years ago using the City of Rancho Cucamonga's competitive bidding process.

As part of the Agreement, WCA would continue to provide unlimited use and software support for WCA's existing Global Positioning System (GPS) inventory of all City trees as well as an online tree inventory database program. This GPS inventory has led to more efficient tree inspections and pruning, improved accuracy in record keeping, and timely production of information relevant to service requests and liability claim investigations.

The agreement would include a provision granting the City Manager limited authority to approve minor rate adjustments to the Annual Tree Maintenance Services Contract without requiring separate City Council approval. Under this provision, the City Manager may approve one upward rate adjustment per 12-month period, not to exceed 3%, to address cost increases tied to Prevailing Wage adjustments. Any rate increase exceeding 3%, or any additional adjustment requested within the same 12-month period, would require City Council approval. This provision is intended to streamline the administration of routine, modest rate changes while preserving Council oversight of any significant cost increases. Because the 3% cap applies to the then-current rate rather than the original contract rate, adjustments compound annually if exercised in each year of the Agreement.

Assuming the City Manager exercises this authority to the maximum extent permitted (3%) in each eligible year, and using the current annual contract amount of $71,100 as the baseline, the cumulative effect over the life of the Agreement — including both one-year extension options — would be as follows:

Contract Year	**Period**	**Maximum Annual Rate (if 3% applied each year)**
Year 1	August 2026 – August 2027	$71,100.00 (baseline)
Year 2	August 2027 – August 2028	$73,233.00 (+3%)
Year 3	August 2028 – August 2029	$75,430.00 (+3%)
Year 4 (1st Extension)	August 2029 – August 2030	$77,692.89 (+3%)
Year 5 (2nd Extension)	August 2030 – August 2031	$80,023.68 (+3%)
TOTAL		**$377,479.57**

This agreement would also allow the City Manager, or their designee, to exercise either or both extension options on behalf of the City without requiring separate City Council action for each extension. This delegated authority applies only to the extension of the contract term as originally approved by the City Council. Any extension exercised under this authority must be documented in a written notice to the Consultant, ensuring a clear and verifiable record of the City's decision to extend the Agreement.

FISCAL IMPACT:

The current Fiscal Year 2026-27 Budget includes $62,500 for tree trimming and removal expenses (001-404-6000-39010) and $8,600 for tree replacement (001-404-7420-39050). The initial term of the three-year contract with WCA is $219,763 with two additional years valued at $157,716.57 for a total agreement amount of $377,479.57.

ATTACHMENTS:

1. City of La Palma - West Coast Arborists PB Letter 7-14-26

2. West Coast Arborists Agreement
3. City of Bell - Agenda Report 05-23-2025
4. City of Bell - RFP 2025
5. City of Bell - Rate Schedule 2025

July 14, 2026

Jake Chavira
Acting Community Development & Public Works Director
City of La Palma
7822 Walker Street, La Palma, CA 90623

RE: Tree Maintenance Services

Mr. Chavira,

West Coast Arborists, Inc. (WCA) is pleased to propose a new tree maintenance services contract utilizing a "piggyback" approach based on the City of Bell's recently awarded contract. On July 23, 2025, the City of Bell officially approved an annual Tree Maintenance Services Agreement with WCA. The agreement has an initial term of three years, with two optional one-year extensions.

We are prepared to offer identical unit prices, terms and conditions as specified in the City of Bell's Agreement. We welcome the opportunity to discuss this proposal further and provide additional information about our services at your convenience

Enclosed for your review and consideration are the following documents:

1. City of Bell RFP
2. WCA 2025-26 Rate Schedule
3. WCA Agreement
4. Agenda Report

We look forward to continuing our long-standing and successful partnership with the City of La Palma and to supporting the City's urban forestry needs for many years to come. Should you have any questions or require additional information, please contact me at (800) 521-3714 or via email at vgonzalez@wcainc.com.

Sincerely,

Victor M. Gonzalez
Vice President, Business Development

AGREEMENT FOR TREE MAINTENANCE SERVICES
WEST COAST ARBORISTS, INC.

THIS AGREEMENT FOR the CONSULTANT SERVICES (hereinafter, the "Agreement"), entered into as of **AUGUST 4, 2026**, by and between the CITY OF LA PALMA, a municipal corporation (hereinafter, the "City"), and WEST COAST ARBORISTS, a corporation (hereinafter, the "Consultant"). The Consultant and the City are hereafter together referred to as the “Parties” and each individually as a “Party.”

RECITALS

A. The City requires the services of, and desires to retain, a consultant to perform the services set forth and described in the Scope of Work attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter, the "Consultant Services").

B. By virtue of the Consultant's expertise, experience, and background, the Consultant is qualified to perform the Consultant Services for and on behalf of the City.

C. The City and the Consultant mutually desire to enter into this Agreement for the provision of the Consultant Services by the Consultant for and on behalf of the City, in accordance with the terms and conditions set forth herein.

EXECUTORY AGREEMENTS

NOW, THEREFORE, in consideration of the facts recited above and the covenants, conditions, and promises contained herein, the City and the Consultant mutually agree as follows:

SECTION ONE: RETENTION AND DUTIES OF CONSULTANT

1.1 The City hereby retains the Consultant, and the Consultant accepts this retention from the City, to perform the Consultant Services as set forth in the Scope of Work attached hereto as Exhibit "A". This Agreement shall commence on August 4, 2026, and shall be in full force and effect through August 4, 2029, and shall expire on that date, with the option of two (2) one (1) year extensions; unless sooner terminated pursuant to the provisions of this agreement. If the first extension option is exercised, the term may be extended from August 4, 2029 through August 4, 2030. If the second extension is exercised, the term may be extended from August 4, 2030 through August 4, 2031, not to exceed a total contract period of five (5) years. The City Manager, or their designee, is authorized to exercise either or both extension options on behalf of the City without further City Council action. Such extension(s) shall be exercised in a written notice to the Consultant.

1.2 The Consultant shall perform all services set forth in the Scope of Work in a competent and professional manner, and shall complete all such work, and each component thereof, within the time periods set forth in the Scope of Work.

1.3 The Agreement Administrator for this project is the Public Works Director of the City. The Agreement Administrator shall be the principal point of contact at the City for this project. All services under this Agreement shall be performed at the request of the Agreement Administrator. The Agreement Administrator will establish the timetable for completion of services and any interim milestones. The City reserves the right to change this designation upon written notice to Consultant. Tasks or services other than those specifically described in the Scope of Work shall not be performed without the prior written approval of the Public Works Director. If the City changes the scope of the Consultant Services to be performed by the Consultant, or if the Consultant is requested to perform services not specifically described in the Scope of Work, the Consultant shall perform such services as are necessary to complete the work, and compensation for the work performed shall be paid by the City in accordance with the Budget and Fee Schedule attached hereto as Exhibit "B" and incorporated herein by this reference, or as otherwise may be agreed in writing by the City and the Consultant.

1.4 The Consultant shall not subcontract the performance of any of the Consultant Services without the prior written approval of the City.

1.5 All data, studies, drawings, plans, maps, reports, and other documents shall, upon payment in full for the Consultant Services, be furnished to and become the property of the City, without restriction or limitation upon their use.

1.6 The Consultant agrees that the following person shall be the project manager on behalf of the Consultant under this Agreement, and shall be principally responsible for performing the Consultant Services:

VICTOR M. GONZALEZ, VICE PRESIDENT

Notwithstanding the foregoing, the parties acknowledge that persons other than the above-designated project manager of the Consultant may perform tasks or services under this Agreement if the performance of such tasks or services is under the supervision and control of the Consultant's project manager. The Consultant shall not alter the assignment of the above-designated project manager without the prior written approval of the Community Services Director.

1.7 The City reserves and has the right and privileges, at its sole discretion and with or without cause at any time during the term of this Agreement, of suspending, canceling or terminating this Agreement or any work in connection with this Agreement. In the event of termination, all finished or unfinished data, studies, maps, reports, and other items prepared by the Consultant shall become the property of the City, and the Consultant shall promptly deliver such items to the City. In the event of termination, the City shall pay the Consultant for all authorized services performed and for all authorized

and invoiced expenses incurred up to the date of termination of this Agreement, on a time and materials basis in accordance with the Budget and Fee Schedule attached hereto as Exhibit "B".

SECTION TWO: COMPENSATION TO CONSULTANT

2.1 The City shall pay to the Consultant for the performance of the Consultant Services compensation in accordance with the Budget and Fee Schedule attached hereto as Exhibit "B". The total cost shall not exceed $71,100 annually and not to exceed $219,763 for the initial agreement term of three years. Contractor shall submit a rate adjustment request notifying the City of any applicable Prevailing Wage orders sixty day prior to implementation. The City Manager, or their designee, is authorized to approve one upward rate adjustment per twelve-month period, with each such period commencing on the anniversary of the Agreement's effective date, without further City Council action, provided that such adjustment does not exceed three percent of the then-current contract rates. Any requested rate adjustment exceeding three percent, or any additional rate adjustment requested within the same twelve-month period, shall require City Council approval.

2.2 The Consultant shall invoice the City on a monthly basis for all work performed by the Consultant under this Agreement. Invoices shall include billings for all charges, including authorized direct costs incurred by the Consultant during the month covered by the invoice. All charges for labor or professional services shall describe with specificity the services rendered and shall set forth the number of hours worked and hourly rates in accordance with the Budget and Fee Schedule. Within thirty (30) days of receipt of an invoice, and upon determination by the City that the invoice is in order and that the Consultant has performed all requested or required services in a timely and competent manner, the City shall pay such invoice.

2.3 The Consultant shall maintain records on all services for and charges to the City under this Agreement for a period of not less than twenty-four (24) months after the completion or termination of this Agreement, and make such records available for review and audit if requested by the City at any time during the term, or within twenty-four (24) months of the completion or termination, of this Agreement.

SECTION THREE: LEGAL RESPONSIBILITIES

3.1 The Consultant shall keep fully informed of all Federal and State laws and regional, county, and municipal ordinances and regulations which may in any manner affect those employed by the Consultant or the performance by the Consultant of any tasks or services for or on behalf of the City. The Consultant shall at all times observe and comply with all such laws, ordinances, and regulations, and shall be responsible for the compliance therewith of all work and services performed by the Consultant by or on behalf of the City. When applicable, Contractor shall not pay less than the prevailing wage, which rate is determined by the Director of Industrial Relations of the State of California,

and comply with the prevailing wage and related requirements set forth in Exhibit “C” hereto.

3.2 The Consultant is retained as an independent contractor only, for the sole purpose of rendering those professional services set forth in Exhibit "A" hereto or otherwise requested by the City, and is not an employee of the City. The City shall have the right to control the Consultant only as to results of the Consultant's services rendered pursuant to this Agreement, and the City shall not have the right to control the means by which the Consultant accomplishes the services performed under this Agreement.

3.3 The Consultant shall not discriminate against any employee or applicant for employment because of race, religion, sex, age, marital status, or national origin.

3.4 All proprietary information developed by the Consultant in connection with, or resulting from, this Agreement, including but not limited to inventions, discoveries, improvements, copyrights, patents, maps, reports, textual material, or software programs, shall be the sole and exclusive property of the City. The Consultant agrees that the compensation to be paid pursuant to this Agreement includes adequate and sufficient compensation for any proprietary information developed in connection with or resulting from the performance of the Consultant Services under this Agreement. The Consultant further understands and agrees that full disclosure of all proprietary information developed in connection with, or resulting from, the performance of services by the Consultant under this Agreement shall be made to the City, and that the Consultant shall do all things necessary and proper to perfect and maintain ownership of such proprietary information by the City.

3.5 The Consultant agrees to perform all work to the reasonable satisfaction of the City. If the services performed under this Agreement are not satisfactory, the City has the right to take appropriate action, including but not limited to: (1) meeting with the Consultant, its agents or subcontractors to review the quality of the work and resolve matters of concern; (2) requiring the Consultant to have the work repeated at no additional fee until it is satisfactory; (3) withholding payment of City’s compensation to the Consultant for any unsatisfactory work performed; (4) terminating this Agreement.

3.6 The Consultant shall assume all costs arising from the use of patented or copyrighted materials, including but not limited to equipment, devices, processes, and software programs, used or incorporated in the services or work performed by the Consultant under this Agreement. The Consultant shall indemnify, defend, and hold the City harmless from any and all suits, actions, or proceedings of every nature for or on account of the use of any patented or copyrighted materials.

3.7 Any time period specified in this Agreement for performance of services shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the City or the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes,

wars, litigation, and/or acts of any governmental agency, including the City, if the delaying Party shall within ten (10) days of the commencement of such delay notify the other Party in writing of the causes of the delay. If the Consultant is the delaying Party, the City shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the City such delay is justified. The City's determination shall be final and conclusive upon the parties to this Agreement. In no event shall the Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused. The Consultant's sole remedy shall be extension of this Agreement pursuant to this section.

3.8 The parties mutually acknowledge that the City has retained Consultant to perform the tasks and services set forth in this Agreement based upon the special skills, expertise, and experience of Consultant. Accordingly, in performing the tasks and services under this Agreement, Consultant shall use the skill and care that a highly specialized professional with significant expertise in the field, would use under similar circumstances. Further, the parties mutually agree that, to the extent that Consultant retains sub-consultants or subcontractors to perform any portion of any of the tasks or services under this Agreement, Consultant has a duty to the City to ensure that the tasks and services performed by such sub-consultants and subcontractors meet the same highly specialized professional level, skill, and expertise expected of Consultant.

3.8.1 Except as set forth in subdivision 3.8.2, Consultant shall indemnify, defend (with legal counsel acceptable to the City), and hold harmless the City, its officials, officers, and employees ("City Personnel") from and against any and all actions, suits, claims, demands, judgments, attorneys fees, costs, damages to persons or property, losses penalties, obligations, expenses, or liabilities ("Claims") that may be asserted or claimed by any person or entity arising out of Consultant's performance of any tasks or services for or on behalf of the City, whether or not there is concurrent active or passive negligence on the part of the City and/or any City Personnel, but excluding any Claims arising from the sole negligence or willful misconduct of City or any City Personnel. Consultant shall indemnify, hold harmless, and defend the City and/or any City Personnel from and against any and all claims, losses, costs or expenses resulting from a claim or a determination by a court of competent jurisdiction that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement, is an employee of the City.

3.8.2 The provisions of this subdivision 3.8.2 apply only in the event that Consultant is a "design professional" within the meaning of the California Civic Code Section 2782.8(c). If Consultant is a "design professional" within the meaning of Section 2782.8(c), then notwithstanding subdivision 3.8.1 above, to the fullest extent permitted by law (including, without limitation, Civil Code Sections 2782 and 2782.6), Consultant shall defend (with legal counsel reasonably acceptable to the City), indemnify, and hold harmless the City and City Personnel from and against any Claim that arises out of, pertains to, or relates to, directly or indirectly, in whole or in part, the negligence, recklessness, or willful misconduct of Consultant, any sub-consultant, subcontractor, or any other person directly or indirectly employed by them, or any person that any of them

control, arising out of Consultant's performance of any task or service for or on behalf of the City under this Agreement. Such obligations to defend, hold harmless, and indemnify the City or any City Personnel, shall not apply to the extent that such Claims are caused in part by the sole active negligence or willful misconduct of the City or such City Personnel. Consultant's cost to defend City and/or City personnel against any such Claim shall not exceed Consultant's proportionate percentage of fault with respect to that Claim; however, pursuant to Civil Code section 2782.8(a), in the event that one or more defendants is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, Consultant shall meet and confer with City (and, if applicable, other parties) regarding any unpaid defense costs. To the extent Consultant has a duty to indemnify the City or any City Personnel under this subdivision (b), Consultant shall be responsible for all incidental and consequential damages resulting directly or indirectly, in whole or in part, from Consultant's negligence, recklessness, or willful misconduct.

3.9 In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees' Retirement System ("CalPERS") to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

3.10 The Consultant shall not commence the performance of any work or services under this Agreement until the Consultant has obtained all insurance required hereunder, nor shall the Consultant allow any subcontractor to commence services under its subcontract until all such insurance has been obtained by the subcontractor. Current certification of insurance shall be kept on file with the City at all times during the term of this contract. The City reserves the right to require complete, certified copies of all required insurance policies, at any time. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the Agency's Risk Manager. The Consultant shall take out and maintain at all times during the performance of this Agreement the following policies of insurance:

3.10.1 Workers Compensation Insurance to cover its employees as required by law; and the Consultant shall require all subcontractors to provide such compensation insurance for all of the latter's employees. Each such policy of worker compensation insurance shall carry the following endorsements:

(a) "The insurer waives all rights of subrogation against THE CITY OF LA PALMA, its officers, officials, agents, employees, and representatives."

(b) "This insurance policy shall not be canceled, limited or nonrenewed by the insurer until thirty (30) days after receipt by THE CITY OF LA PALMA of a written notice of such cancellation, limitation, or reduction of coverage."

3.10.2 Comprehensive General Liability Insurance for bodily injury, death, and property damage which may arise from the negligent performance of the Consultant, its employees, agents representatives, successors, and assigns while performing work or services under this Agreement, in an amount not less than $1,000,000 per occurrence, $2,000,000 general aggregate.

3.10.3 Comprehensive Automobile Liability Insurance, including owned, non-owned, and hired automobiles, in a minimum Combined Single Limit of $1,000,000 per occurrence for bodily injury, death, and property damage.

Each such policy of insurance provided for in Paragraph 3.9.2 and 3.9.3 shall be in a form satisfactory to the City and shall contain the following endorsements:

(a) "THE CITY OF LA PALMA, its officers, officials, employees, and representatives, are hereby declared to be additional insureds under the terms of this policy with respect to the operations and activities of the named insured at or from the premises of THE CITY OF LA PALMA described above."

(b) "This insurance policy shall not be canceled, limited, or not renewed until thirty (30) days after receipt by THE CITY OF LA PALMA of a written notice of such cancellation, limitation, or reduction of coverage."

(c) "This insurance policy is primary insurance and no insurance held or owned by the designated additional insureds shall be called upon or looked to cover a loss under said policy; THE CITY OF LA PALMA shall not be liable for the payment of premiums or assessments on this policy."

3.10.4 Professional Liability Insurance to protect the City from the Consultant's negligent acts, errors, and omissions of a professional nature, with coverage in a minimum amount of $1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

At least thirty (30) days prior to the expiration of any policy of insurance required under Paragraph 3.9.1, 3.9.2, 3.9.3 or 3.9.4, a signed complete certificate of insurance, with all endorsements provided herein, showing that such insurance coverage has been renewed or extended, shall be filed with the City.

3.11 The Consultant shall not assign or otherwise transfer any of its rights or obligations under this Agreement without the prior written consent of the City; and any such assignment or other transfer without such consent shall be void.

3.12 Except as the City may specify in writing, the Consultant shall have no authority, express or implied, to act on behalf of the City in any capacity whatsoever as an agent. This Agreement does not grant to the Consultant any authority, express or implied, to bind the City to any obligation whatsoever.

3.13 In the event any action is commenced by one Party to this Agreement against the other to enforce any of the rights or obligations arising from this Agreement, the prevailing Party in such action, in addition to any other relief and recovery ordered by the court, shall be entitled to recover all statutory costs, together with reasonable attorney's fees.

SECTION FOUR: MISCELLANEOUS

4.1 Notices: All notices, invoices or other instruments required or permitted to be given under this Agreement shall be served by personal delivery or deposited in a United States mail depository, postage prepaid, and addressed as follows:

If to the City:
CITY OF LA PALMA
7822 Walker Street
La Palma, California 90623
Attn: PUBLIC WORKS DIRECTOR

If to the Consultant:
WEST COAST ARBORISTS, INC.
2200 E. Via Burton Street
Anaheim, California 92806
Attn: VICTOR M. GONZALEZ, VICE PRESIDENT

or such other address or person as either Party may indicate to the other in writing. Service of any instrument by mail shall be deemed effective forty-eight (48) hours after deposit in a United States mail depository, postage prepaid, and addressed as set forth above.

4.2 Integration: This Agreement represents the entire understanding of the City and the Consultant as to those matters contained herein, and no prior oral or written understanding shall be of any force or effect with regard to those matters covered by this Agreement. This Agreement may not be modified, altered, or amended except in writing signed by both the City and the Consultant.

4.3 Construction: This Agreement shall be construed in accordance with the laws of the State of California and as if drafted by both parties hereto.

4.4 Successors and Assigns: Subject to the provisions of Paragraphs 1.4 and 3.11 hereinabove, this Agreement, and all of the covenants, terms, and conditions hereof,

shall be binding upon, and inure to the benefit of, the City, the Consultant, and their respective successors and assigns.

4.5 Authority of Signatories: The persons executing this Agreement on behalf of the Parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said Parties and that by so executing this Agreement the Parties are formally bound to the provisions of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed as of the date first written above.

CITY OF LA PALMA

By _____
Peter L. Kim
City Manager

ATTEST:

_____
Norma I. Alley, MMC
City Clerk

APPROVED AS TO FORM:
COLANTUONO, HIGHSMITH & WHATLEY, PC

_____
Ajit S. Thind, City Attorney

WEST COAST ARBORISTS, INC.

By _____
Victor M. Gozalez
Vice President

Exhibit WCA PB Letter &
C Fee Schedule

EXHIBIT B

PREVAILING WAGE REQUIREMENTS

A. CONTRACTOR hereby expressly acknowledges and agrees that CITY has never previously affirmatively represented to CONTRACTOR, its employees or agents in writing or otherwise that the work to be covered under this Agreement is not a "public work," as defined in Section 1720 of the Labor Code. It is agreed by the parties that, in connection with the development, construction (as defined by applicable law) and operation of the project, including, without limitation, any public work (as defined by applicable law), if any, CONTRACTOR shall bear all risks of payment or non-payment of state and/or federal prevailing wages and/or the implementation of Chapter 804, Statutes of 2003 and/or Labor Code Sections 1726 and 1781, as the same may be enacted, adopted or amended from time to time, and/or any other provision of law. To the extent applicable, CITY will enforce all penalties required by law for CONTRACTOR's failure to pay prevailing wages.

B. Labor Code of California. The CONTRACTOR's attention is directed to Division 2, Part 7, Chapter 1 of the Labor Code of the State of California and especially to Article 2 (Wages); and Article 3 (Working Hours), thereof.

1. In accordance with Section 1773 of the Labor Code, the Board of Directors of the District has found and determined the general prevailing rates of wages in the locality in which the public Work is to be performed are those contained in that certain document entitled PREVAILING WAGE SCALE, copies of which are maintained at the District's principal office, and are available to any interested party on request. CONTRACTOR shall post a copy of said document at each job site.

2. The CONTRACTOR is aware of and will comply with the provisions of Labor Code Section 1776, including the keeping of payroll records and furnishing certified copies thereof in accordance with said section. Pursuant to Labor Code Section 1771.4, the CONTRACTOR must submit certified payroll records to the Labor Commissioner using the Department of Industrial Relations' (DIR's) electronic certified payroll reporting (eCPR) system. .

3. Pursuant to Labor Code Section 1810 it is stipulated hereby that eight (8) hours labor constitutes a legal day's work hereunder.

4. Pursuant to Labor Code Section 1815, work performed by employees of contractors in excess of eight (8) hours per day, and 40 hours during any one week, shall be permitted upon public work upon compensation for all hours worked in excess of eight (8) hours per day at not less than 1 ½ times the basic rate of pay.

5. Pursuant to Labor Code Section 1813, it is stipulated hereby that the CONTRACTOR shall, as a penalty to the District, forfeit $25 for each worker employed in the execution of this Contract by the CONTRACTOR or by any subcontractor hereunder for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one (1) calendar week in violation of the provisions of Article 3 (commencing with Section 1810), Chapter 1, Part 7, Division 2 of the Labor Code.

6. The CONTRACTOR is aware of and will comply with the provisions of Labor Code Sections 1777.5 and 1777.6 with respect to the employment of apprentices. Pursuant to Section 1777.5 it is hereby stipulated that the CONTRACTOR will be responsible for obtaining compliance therewith on the part of any and all subcontractors employed by him or her in connection with this Contract.

7. Pursuant to Labor Code Section 1775, it is hereby stipulated that the CONTRACTOR shall, as a penalty to District, forfeit not more than $200 for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of the Department of Industrial Relations for the work or craft in which the worker is employed for the Work under the contract by CONTRACTOR or by any subcontractor under the CONTRACTOR.

C. Pursuant to Labor Code section 1771.1, no contractor or subcontractor may be listed on a bid proposal for a public works project submitted on or after March 1, 2015 unless registered with the Department of Industrial Relations. Furthermore, Contractor is hereby notified that no contractor or subcontractor may be awarded, on or after April 1, 2015, a contract for public work on a public works project unless registered with the Department of Industrial Relations.

Pursuant to Labor Code section 1771.4, Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

AGENDA ITEM 8

City of Bell
Agenda Report

DATE: July 23, 2025

TO: Mayor and Members of the City Council

FROM: John Oskoui, P.E., Interim Public Works Director
Kenneth Jones, Public Works Manager

APPROVED BY:
Michael L. Antwine II, City Manager

SUBJECT: Consideration To Approve a Public Works Agreement between the City of Bell and West Coast Arborists, Inc. for City-Wide Tree Maintenance Services

RECOMMENDATION:

It is recommended that the City Council approve a Public Works Agreement between the City of Bell and West Coast Arborists, Inc, (WCA) for City-Wide Tree Trimming Maintenance Services in an amount not-to-exceed $150,000 annually for a term of three (3) years with the option to extend the term of the Agreement by two (2) additional one-year terms.

BACKGROUND:

The City's Public Works Department is in charge of maintaining the City's Urban Forest which consists of 2,882 trees throughout the City. The goal of the City's urban forest is to preserve a clean and safe environment that inspires public confidence creates an aesthetically pleasing and beautiful landscape throughout the City and promotes a high quality of life for the City's residents and the public.

From time- to- time, City staff perform limited scope work, mostly in case of emergencies, as related to tree maintenance. The city-wide maintenance of trees including clearance trimming, general pruning, aesthetic pruning, tree and stump removal, tree planting, emergency response, inspection and certified arborist consulting service, maintaining tree inventory and other related services are contracted out.

For the past 11 years, West Coast Arborists Inc. (WCA) has been providing comprehensive tree maintenance services to the City of Bell. The current agreement between the City of Bell and WCA is nearing the end of its term.

DISCUSSUION:

On April 28, 2025, staff issued a Request for Proposals (RFP) for City-Wide Tree Trimming Maintenance Services. The objective of the RFP is to secure reliable tree maintenance services to maintain the City's urban forest for the health of the trees, enjoyment of the residents and the environment.

On May 19, 2025, the City received six (6) proposals from the following firms:

Golden West Arbor Services Inc.
Great Scott Tree Service, Inc.
Mario's Tree Service, Inc,
Mariposa Tree Management Inc.
North Star Land Care
West Coast Arborists Inc.

The proposals were reviewed by the Public Works Department staff and carefully evaluated based on the following criteria listed in the RFP.

- Qualifications- 30 points
- Past Performance- 20 points
- Understanding and Approach to performing Required Services- 30 points
- Competitive pricing as compared to other qualified Proposers- 20 points

Each staff member reviewed and scored the proposals independently. The scores were then combined to determine a numerical ranking of each proposal. The following table shows the ranking of proposers based on the above-listed criteria.

RANK	CONTRACTOR	SCORE
1	West Coast Arborists (WCA)	92.0
2	North Star Land Care	91.5
3	Great Scott	81.5
4	Mariposa	74.0
5	Mario	61.5
6	Golden West	48.5

Staff determined that WCA is the most qualified proposer to provide the required services to the City of Bell and its proposal represents the best overall value.

WCA brings a proven track record of excellence in delivering municipal tree care services. Their performance over the past 11 years with the City has been exceptional. WCA has consistently provided the City with excellent customer service, and responsiveness to City staff inquiries. WCA maintains ongoing communication before, during, and after the completion of projects ensuring contemporaneous exchange of data and information.

WCA's tree inventory and management software provides the City with a significant operational advantage. The company maintains a comprehensive, continuously updated database of all City trees, which enables rapid and accurate assessments across the urban forest; assessment is a contractual requirement which WCA will be able to complete in minimal time due to having an established Bell specific database.

Additionally, WCA offers an online portal that allows authorized City staff to generate real-time data reports, review budget expenditures, and track service requests. The system is already integrated into the City's workflow, and relevant staff have been fully trained, allowing for a seamless continuation of service without the need for onboarding or transition time.

Therefore, staff recommend that the City Council approve a Public Works Agreement between the City of Bell and West Coast Arborists, Inc, (WCA) for City-Wide Tree Trimming Maintenance Services.

FISCAL IMPACT:

The City's proposed budget for FY 2025-26 includes $150,000 in the Lighting and Landscaping Fund (Fund 450) for said services for city-wide tree trimming maintenance services.

STRATEGIC PLAN 2023-25:

Target 3- Elevating Quality of Life
Goal 5- Maintain a Clean City

ATTACHMENT(S):

1. Contract Services Agreement
2. WCA's Proposal
3. Request for Proposals (RFP)- Citywide Tree Maintenance Services
4. Other Proposer's Cost Proposals

CITY OF BELL
6330 Pine Ave.
Bell, CA 90201

REQUEST FOR PROPOSALS
MUST BE SUBMITTED BY:

Friday, May 9, 2025 at 3 P.M. PST
Date/Time

PW25-002
RFP Number

COVER PAGE

The City of Bell, hereinafter referred to as "City" is seeking proposals from qualified firms, hereinafter referred to as "Proposers" to establish a contract for:

Citywide Tree Trimming Maintenance Services

Work provided shall be in accordance with the Scope of Services requirements attached hereto and incorporated herein by this reference as Section I (C).

All proposals must be submitted online via OpenGov at:

https://procurement.opengov.com/portal/cityofbell

City will reject proposals submitted other than through OpenGov. Electronic Proposals are due on or before the date and time specified above.

Proposers are not to contact any City personnel with any questions or clarifications concerning this RFP. All official communication concerning this RFP will be through OpenGov – RFP# PW25-002. Any City response relevant to this RFP other than through OpenGov is unauthorized and will be considered invalid.

PROPOSALS WILL BE VALID FOR 120 DAYS AFTER CLOSING DATE

I have read and understand and agree to the terms and conditions herewith, and I am submitting a Proposal in response to this solicitation. Date: _____ Company Name: _____		
*Authorized Signature	Name	Title
*Authorized Signature	Name	Title

If a corporation, the document must be signed by two corporate officers. The first signature must be either the Chairman of the Board, President, or Vice President. The second signature must be either the Secretary, an Assistant Secretary, Chief Financial Officer, or Assistant Treasurer. In the alternative, a single corporate signature is acceptable when accompanied by a corporate resolution demonstrating the legal authority of the signatory to bind the corporation.

RETURN THIS COVER PAGE WITH YOUR PROPOSAL

LATE PROPOSALS WILL NOT BE ACCEPTED

C

CITY OF BELL

CITYWIDE TREE TRIMMING MAINTENANCE SERVICES

TABLE OF CONTENTS

SECTIONS **PAGES**

PROPOSAL DOCUMENTS **(All Documents must be submitted by proposal bid date)**

COVER PAGE C

SECTION I: INTRODUCTION AND INSTRUCTIONS TO PROPOSERS P-1
SECTION II: MINIMUM QUALIFICATIONS AND PROPOSAL REQUIREMENTS P-12
SECTION III: SELECTION PROCESS P-18
SECTION IV: REQUIRED POST RFP DOCUMENTS P-20

CONTRACT SERVICES AGREEMENT DOCUMENTS

CONTRACT SERVICES AGREEMENT CA-1

EXHIBIT "A" SCOPE OF SERVICES A-1
EXHIBIT "B" SPECIAL REQUIREMENTS B-1
EXHIBIT "C" SCHEDULE OF COMPENSATION C-1
EXHIBIT "D" SCHEDULE OF PERFORMANCE D-1

NOTICE OF AWARD N-1
NOTICE TO PROCEED N-2

SECTION I: INTRODUCTION AND INSTRUCTIONS TO PROPOSERS

A) OVERVIEW

The City of Bell is seeking proposals from qualified vendors to perform Citywide Tree Trimming Maintenance Services in accordance within the of Scope of Services of this RFP. All appurtenant work as required by the Specifications.

The City desires to establish a contract with Citywide Tree Trimming Maintenance Contractor to enable the City to provide and maintain a high level of support to accomplish services.

The selected Contractor will provide services per an initial three (3) year agreement with the option to renew for two (2) additional one-year periods.

The City intends that the successful Proposer(s) shall provide the services requested in accordance within the Scope of Services of this RFP, which also includes all exhibits, attachments, and appendices with negotiated modifications.

B) PROPOSED SCHEDULE

Questions Due	**Monday, April 28, 2025**
Electronic Proposals Due Date	**Friday, May 9, 2025 at 3 PM PST**
Evaluation Period	**Monday, May 19, 2025**
City Council Contract Award Date	**Wednesday, June 25, 2025**

C) SCOPE OF SERVICES

The Scope of Services shall include, but not be limited to the following tasks. Proposers are encouraged to recommend alternative approaches and/or additional tasks to complete the work.

1. Licensing and Professional Certification required

State of California Contractor's License Classification D-49 Tree Service Contractor
State of California Contractor's License Classification C-31 Construction Zone Traffic Control Contractor
International Society of Arboriculture Certified Arborist on Staff
International Society of Arboriculture Certified Tree Worker on crew desirable

2. Safety

All arboricultural work conducted by the contractor and its representatives shall conform to the American National Standards for Arboricultural Operations – Safety Requirements ANSI Z133.1 – 2006.

All arboricultural work conducted by the contractor and its representative shall conform to current applicable California Occupational Safety and Health Administration (CAL-OSHA) laws and regulations.

Contractor must strive to maintain good public relations at all times. The work must be conducted in a manner which will cause the least possible interference and annoyance to the public. Work must be performed by competent employees and supervised by an experienced, Spanish-speaking supervisor in arboricultural operations.

3. Accident Reporting

Contractor shall immediately notify the City of any accident, regardless of whether or not injury or damage is evident, involving the contractor's staff, vehicles, or equipment while on the work site. Contractor shall take photo documentation of damage and immediately report to Public Works Manager or designated representative. Contractor shall document any damage that exists before the onset of work. The Contractor shall take photographs of existing damage and report to Public Works Manager or designated representative prior to commencing any work. Any damage caused as a result of the Contractor's actions shall be the sole responsibility of the Contractor to repair or pay in full for damages.

4. Wildlife Protection

Prior to the commencement of any work in the vicinity of any tree, each tree shall be visually evaluated for the sole purpose of detecting any wildlife presence or bird nests. If a nest is found and is further determined to be active, there shall be no work of any type in the tree in which an active nest is found. Contractor shall notify Public Works Manager or designated representative immediately upon identifying an active nest.

5. Traffic Control

Contractor shall provide and maintain all proper traffic control devices required for the assigned work per the latest edition of the State of California's Manual of Uniform Traffic Control Devices (MUTCD).

If lane closure is necessary, contractor shall notify the Public Works Manager or designated representative at least seventy-two (72) hours prior to commencement of work. A Traffic Control Plan must be submitted to the City Traffic Engineer forty-eight (48) hours prior to the commencement of the work.

If Parking is to be prohibited during work "No Parking" signs shall be posted seventy-two (72) hours prior to work commencing.

Contractor shall post all trees a minimum of forty-eight (48) hours prior to work commencing. When work is being conducted in front of a residential unit an informational door hanger shall also be left a minimum of forty-eight (48) hours prior to work commencing.

6. Identification and Reporting of Tree Related Hazards

Prior to performing any type of tree related work, the contractor shall thoroughly evaluate each tree(s) to identify any potential hazards. All hazardous situations should be immediately corrected or promptly reported to the Public Works Manager or designated representative. Any poorly performing or stressed trees shall be reported to the Public Works Manager or designated representative prior to performing any work.

7. Crew Rental

Contractor shall be required to provide as required a three (3)-man crew including a pickup truck, an aerial lift, a chipper, and a chipper truck including all other equipment necessary to perform the specified task. Crew rental will be applied to specific work related tasks that fall outside of the general specifications including but not limited to: defined tree pruning assignments as specified by the Public Works Manager or designated representative, specialty pruning, extensive vegetation removal and/or clearance pruning, tree removals requiring special arrangements and/or equipment, planting of provided trees, etc.

8. Emergency/ On-Call Work

Contractor shall be required to provide emergency response to tree related emergencies. Contractor shall be available twenty-four (24) hours a day, Three-Hundred and Sixty-Five (365) days a year. Contractor will be contacted via a City representative and provided a location for response. The Contractor is required to respond on site within two (2) hours of emergency call out. The Contractor must report back when specified work has been completed.

The Contractor is to provide either an Emergency Contact Hotline or a direct Emergency Contact Number for the specified representative. Should the phone numbers or contact persons change during the course of the contract those changes shall be provided to the City.

Contractor is to define an Emergency Crew Rental Rate, which is to be based upon the presence of three (3) staff, an aerial lift, a chipper, a chipper truck, and a pickup truck to carry all necessary equipment.

9. Tree Pruning

Contractor shall post all trees a minimum of forty-eight (48) hours prior to work commencing. When work is being conducted in front of a residential unit an informational door hanger shall also be left a minimum of forty-eight (48) hours prior to work commencing.

All tree work must conform to the current American National Standards ANSI A300 (Part 1) – 2001 Tree Pruning for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices and the companion publication Best Management Practices Tree Pruning (Revised 2019).

The use of climbing gaffs shall not be considered to be appropriate for any tree pruning activity. General Tree Pruning to include crown raising to allow for fourteen feet (14') of clearance over the sidewalk and curb, and twenty feet (20') of clearance above the street when applicable. Pruning to include both crown cleaning and thinning.

Excessive crown raising as defined by Public Works Manager or designated representative will be considered to be an unacceptable pruning practice.

Trees pruned utilizing Lions tailing and heading cuts, except when authorized by City staff will be considered an unacceptable pruning practice.

No more than twenty-five (25) percent of a trees foliage should be removed during an individual pruning event without prior approval from Public Works Manager or designated representative.

Young tree pruning shall focus on pruning the tree for long-term structural development. Focus shall be on establishing a strong central leader, which includes making subordination cuts to re-enforce the central leader.

Not addressing structural concerns of young trees shall be considered to be an unacceptable pruning practice.

10. Clearance Pruning

Contractor shall post all trees a minimum of forty-eight (48) hours prior to work commencing. When work is being conducted in front of a residential unit an informational door hanger shall also be left a minimum of forty-eight (48) hours prior to work commencing.

All tree work must conform to the current American National Standards ANSI A300 (Part 1) – 2001 Tree Pruning for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance –

Standard Practices and the companion publication Best Management Practices Tree Pruning (Revised 2019).

Clearance pruning shall consist of crown raising to allow for fourteen feet (14') of clearance over the sidewalk and curb, and twenty feet (20') of clearance above the street. This work shall be specified in specific situations where only clearance pruning is the objective.

11. Palm Tree Pruning

Contractor shall post all trees a minimum of forty-eight (48) hours prior to work commencing. When work is being conducted in front of a residential unit an informational door hanger shall also be left a minimum of forty-eight (48) hours prior to work commencing.

All tree work must conform to the current American National Standards ANSI A300 (Part 1) – 2001 Tree Pruning for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices and the companion publication Best Management Practices Tree Pruning (Revised 2019).

Palm tree pruning shall include the removal of all dead fronds, including live fronds to a point at or below horizontal from the point of origin. Palm tree pruning shall also include the removal of all visible flowers, fruit, stems, and loose petiole bases.

Skinning and/or any other additional type of aesthetic palm pruning shall not be considered to be a component of normal palm pruning. These additional pruning activities may be requested by the Public Works Manager or designated representative and will be conducted at an additional cost to the palm pruning.

12. Street Tree Aesthetic Trimming

Street Tree Aesthetic trimming shall be performed on all trees located within the Public Right of Way. The Contractor will be given specific locations for aesthetic trimming by the Maintenance Superintendent or designee prior to any work being performed. Tree quantities for this type of trimming shall be determined and agreed upon prior to any work being performed. Clean up and removal of all trimmings shall be included at no additional charge.

Trees designated for aesthetic trimming shall be trimmed, shaped and thinned. The trimming shall provide a symmetrical shape and aesthetically pleasing appearance typical of the species. In addition, trees shall be trimmed to provide a minimum clearance of fifteen (15) feet over the roadway and nine (9) feet over walkways. Trees shall also be trimmed to remove any obstruction around traffic control devices, traffic signs and streetlights. Additional trimming shall be performed to mitigate any extreme effect of the clearance trimming and provide an acceptable aesthetic appearance.

The specific techniques employed shall be consistent with industry practice for the size and species of tree being trimmed. All dead, broken, damaged, diseased or insect infested limbs shall be removed at the trunk or main branch. All cuts shall be made sufficiently close 1/2 inch; to the parent stem so that healing can readily start under normal conditions. All limbs 2 inches or greater shall be undercut to prevent splitting. The remaining limbs and branches shall not be split or broken at the cut. All crossed or rubbing limbs shall be removed unless removal will result in large gaps in the general outline of the tree. All trees shall be thinned of smaller limbs to distribute the foliage evenly.

13. Palm Tree Trimming

Standard trim; remove all dead and live fronds to that the remaining healthy fronds are existing at an upward thirty (30) degree angle in relation to a horizontal plane at the head of the palm tree.

All frond sheaths shall be removed along the entire length of the tree. Clean up and removal of all trimmings shall be included at no additional charge.

14. Palm Tree Skinning/Shaping

Removal of rough webbing of "skin" on trunk of tree, avoiding damage to the soft inner part of the trunk. Clean up and removal of all trimmings shall be included at no additional charge.

15. Tree Removal

Climbing gaffs shall not be used during the removal of trees without the prior written permission of City staff.

Contractor shall post all trees a minimum of forty-eight (48) hours prior to work commencing. When work is being conducted in front of a residential unit an informational door hanger shall also be left a minimum of forty-eight (48) hours prior to work commencing.

All public trees being removed shall be posted a minimum of forty-eight (48) hours in advance of removal.

Tree removal shall include all foliage, wood, stump(s), and surface roots including clean up of all materials generated on site during removal activities.

16. Stump Removal

Contractor shall be responsible for notifying Underground Service Alert a minimum of forty-eight (48) hours in advance to allow for proper locating of underground utilities. Contractor shall not be responsible for delineation of sites for notification.

Stumps shall be removed to a minimum depth of eighteen (18) inches below existing finish grade. Where stump removal is in conflict with an in-service utility line, removal of the stump shall be made to the top of the utility line with the remaining portion of the stump, not obstructed by the utility line, removed to the required eighteen (18) inches minimum depth.

All existing surface roots regardless of their diameter shall be considered to be part of the stump. Existing surface roots shall be removed in entirety except where removal is prevented by existing sidewalks, curbs, buildings, or other improvements.

17. Root Pruning

Root pruning work will be specified on work orders to the contractor with specific street address and location, as well as, identifying root pruning along the sidewalk or curb or both.

Roots shall be pruned immediately adjacent to the edge of the sidewalk or curb or other improvement. Root pruning cuts shall be four inches (4") wide, eighteen inches (18") deep as measured from the top of sidewalk, curb or adjacent improvement and extended eight feet (8') in each direction from the centerline of the tree, ten feet (10') total length. Root barrier shall be Deep Root Panel Barrier or approved equal.

Root pruning equipment shall be specifically designed for this purpose with cutting teeth sharpened adequately to sever roots in a clean manner and equipped with padded tracks or rubber tires to prevent scraping or marking of sidewalks.

All cuts shall be backfilled immediately upon completion of root pruning and installation of root barrier if required at each location. Backfill material shall consist of dirt and/or mulch from root pruning and shall be free from rocks. All debris generated by these operations shall be immediately

removed from the site and properly disposed of outside the right-of-way.

18. Tree Planting

Tree planting shall consist of the installation of various sizes of plant material, to include broadleaved, coniferous, and palm trees supplied by the contractor at the contractor's expense, except as otherwise specified.

Contractor shall be responsible for notifying Underground Service Alert a minimum of forty-eight (48) hours in advance to allow for proper locating of underground utilities. Contractor shall not be responsible for delineation of sites for notification.

All trees supplied by the contractor shall conform to the American National Standards Institute for Nursery Stock ANSIZ60.1.

All trees planted shall be planted in accordance with the American National Standards Institute ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices (Transplanting). Including the companion publication Best Management Practices: Tree Planting provided by the International Society of Arboriculture.

In cases as specified by the Public Works Manager or designated representative root barriers may be required. The installation of root barrier will be specific for each tree-planting scenario. Trees planted in parkways shall receive ten (10) linear feet of a minimum of 18" root barrier on both the sidewalk and curbside of the planted tree. Where trees are to be planted in tree wells a minimum of 18" root barrier shall be installed on all four sides of the tree well.

Contractor is responsible for watering all newly planted trees at the time of planting. Contractor will provide adequate water to the root ball utilizing their own equipment to ensure that a proper amount of water has been administered to properly saturate the newly planted root ball and eliminate the presence of any large air voids in the soil. This may require multiple applications per tree to accomplish the desired effect.

19. Watering

Contractor may be responsible for watering trees for establishment. The contractors utilizing their own equipment will do this watering. The Contractor shall maintain a daily water log of trees watered. This log shall list the tree watered by site. A printed copy of the log, which shall be maintained in a digital format, must accompany invoicing for tree watering services by the contractor.

20. Clean Up

Contractor shall chip or remove all tree debris generated as work progresses. The street, parkway, and private property shall be kept clear of debris at all times. It shall be the responsibility of the contractor to dispose of all green waste debris generated by the contractor.

All debris from tree operations shall be cleaned up each day before the work crew leaves the site. All lawn areas shall be raked, all streets/sidewalks shall be swept, and all brush, branches, or other debris shall be removed from the site. Areas are to be left in a condition equal to or better than that which existed prior to the commencement of tree operations.

21. Stormwater

No material generated during tree work operations is permitted to enter any storm drain. The contractor is required to abide by the Los Angeles County Chapter 12.80 – Stormwater and Runoff Pollution Control Ordinance. Including all applicable Best Management Practices (BMPs) for the

duration of the contract.

22. Green Waste Reporting

All green waste generated by the contractor shall be recorded, documented, and reported to the Public Works Manager or designated representative on a monthly basis.

23. Tree Inventory Database

At the City's direction, the Contractor will provide to the City access to a record keeping system consisting of an Internet-based software program that allows the City to maintain information about its tree population, including the description of each tree by species, height, diameter, work history, and tree and planting site location. Additionally, program should generate the estimated monetary value of the urban forest, recycling reports, live job balance, contractor equipment GPS location monitoring. The tree inventory software program shall be an Internet-driven tracking program. The program shall have the capability to produce detailed listings of tree and site information, work histories, service requests, summary reports and pictures of City tree species. The Contractor shall provide software support to the City for the entire term of the contract. The Public Works Department currently utilizes the ArborAccess tree inventory system. Special consideration will be given to contractors who utilize this system or can provide a compatible system and seamlessly migrate data to the new system within 2 weeks of receiving data from the current system.

At the City's direction, the Contractor shall provide the City with recommendations for tree care, recommended planting locations, and recommended removals. Attributes to be collected by field personnel may include Address, Street, Facility, Species, Diameter, Condition, Height, recommended tree care, overhead utilities and parkway size and type.

- **GPS Inventory**

  At the City's direction, contractor will provide the City with a Global Positioning System (GPS) tree inventory collected by an ISA Certified Arborist including coordinates for all trees in public spaces. This includes, but is not limited to, all publicly owned trees on street rights-of-way, parks, City facilities and open spaces such as medians, greenscapes, etc. The address information contained in inventory should be linked directly to a Geographical Information System (GIS) program, such as ArcView. The inventory collector will identify the trees by their global coordinates of longitude and latitude. By collecting the data using the GPS system, the City can consolidate the tree data with other various GPS coded programs in the City. At the end of the project, the City will receive a complete listing of all sites inventoried, both in hard copy and in the software, which will enable you to connect the inventory to the City's GIS program and create various frequency reports.

  A GPS tree inventory shall be created with a new database using the City's standardized addressing system for all parks and open space areas. Contractor shall be required to create an ESRI ArcView/ArcGIS compatible "shape file". The new inventory shall be capable of showing the location of every existing tree site and vacancies on the City's existing GIS base maps (streets, parcels, addresses, ROW, and hardscape, etc.) The consultant's tree inventory shall be conducted by visiting each tree site or vacant planting site and plot the position. The data shall be compatible with the latest version of ArcView. Minimum accuracy shall be not more than one (1) submeter.

- **Mobile Application**

  Tree inventory program must include a mobile application for field use. All data must reflect live data as it exists in the Tree inventory program. The functionality of the mobile application shall include the following minimum requirements.

- Mobile application must be compatible with Android and IOS systems.
- Mobile application must be usable for precision mobility view as user moves through canopied areas
- Mobile application must include multiple layering feature including aerial imagery and street names.
- Mobile application must display tree icons based on precise GPS coordinates.
- Mobile application must be able to illustrate live work history records.
- Mobile application must allow a function that permits live data updates.
- Mobile application must be updated as new work records are modified

24. Record Keeping

Contractor shall provide and operate at no cost to the City, a computerized tree inventory system that is capable of uploading historic data including, which is compatible with the current City inventory system including ArcGIS products. This system shall be password accessible twenty-four (24) hours each day of the year via the Internet. Historic tree inventory and work history data, to be provided by the City, shall be uploaded and operational within the Contractor's tree inventory system prior to the commencement of any tree service work under the terms of this contract. Thereafter the contractor shall update and maintain the tree site specific, Internet accessible, computerized tree inventory system to reflect changes in baseline data (e.g. species, diameter at breast height (DBH)) and to record the date, cost and crew identity for any trimming, removal, planting, or emergency response work that occurs at any tree site at which tree work is performed. The system shall be upgraded to reflect the removal and replacement of trees, as well as the addition of trees to the inventory. The system shall be capable of maintaining and displaying all past and future work histories for any and all tree sites in the inventory, both individually and collectively by query. All aspects of the system including, but not limited to data entry, system maintenance, system hardware and/or software upgrades and server's security and stability shall be the responsibility of the Contractor and shall be provided at no cost to the City of Bell. The system shall operate and interface with common computer software and web based applications, including the ability to export data into common spreadsheet applications.

D) INSTRUCTIONS TO PROPOSERS AND PROCEDURE FOR SUMBITTAL

1. Submission of Proposal:
Proposals must be submitted **online** at:

https://procurement.opengov.com/portal/cityofbell

City will only accept proposals submitted online via OpenGov on or before the Proposal Due Date specified in this RFP. Refer to Invitation Number "RFP# PW25-002." Interested firms must be registered on the City's OpenGov portal to participate in this RFP.

All documents specified in Section II – Proposal Requirements shall be scanned and uploaded to OpenGov. Any proposal submitted other than in the manner specified in this RFP will be rejected.

2. Questions and Addenda:

All questions or requests for interpretation regarding this RFP must be submitted online through OpenGov. Proposers are not to contact City personnel with any questions or clarifications concerning this RFP other than through OpenGov. Any City response for this RFP that is not posted through OpenGov is unauthorized and will be considered invalid.

If clarification or interpretation of this solicitation is considered necessary by City, a written addendum shall be issued on OpenGov. Any interpretation of or correction to this solicitation, will be made only by addendum issued through OpenGov. It is the responsibility of each Proposer to ensure that they have received and reviewed all addenda to this RFP. **For technical support with**

the OpenGov system, contact OpenGov at (650) 336-7167.

3. Validity of Proposals:

Proposals must be valid for a period of at least 120 calendar days from the closing date and time for receipt of proposals.

4. Proposals are not to be marked as confidential or proprietary. City may refuse to consider any Proposal so marked. Proposals submitted in response to this RFP may become subject to public disclosure. City shall not be liable in any way for disclosure of any such records. Additionally, all Proposals shall become the property of the City.

5. Proposer RFP Examination:

By submitting a Proposal, Proposer represents that it has thoroughly examined City's requirements and is familiar with the services required under this RFP and that it is qualified and capable of providing the services to achieve City's objectives.

6. Proposal Compliance:

Each Proposer must submit its Proposal in strict accordance with all requirements of this RFP and compliance must be stated in the Proposal. Deviations, clarifications and/or exceptions must be clearly identified and listed separately as alternative items for the City's consideration.

7. Proposal Rejection:

Any Proposal may be rejected if it is conditional, incomplete, or deviates from specifications in this RFP. City reserves the right to waive, at its discretion, any procedural irregularity, immaterial defects, or other improprieties which City deems reasonably correctable or otherwise not warranting rejection of the Proposal. Any waiver will not excuse a proponent from full compliance.

8. Pre-Contractual Expenses:

The City shall not, in any event, be liable for any pre-contractual expense incurred by the Proposer in the preparation of its proposal. Pre-contractual expenses are defined as expenses incurred by the Proposer but not limited to the following:

a. Preparing its proposal in response to this RFP
b. Submitting its proposal to the City
c. Negotiating with the City on any matter related to the proposal
d. Any other expenses incurred by the Proposer prior to date of contract award

9. Negotiations:

City reserves the right to: a) negotiate the final Contract with any Proposer(s); b) withdraw this RFP in whole or in part at any time without prior notice and, furthermore, makes no representations that any Contract will be awarded to any Proposer responding to this RFP; c) award its total requirements to one Proposer or to apportion those requirements among two or more Proposers; or d) reject any proposal if it is conditional, incomplete or deviates significantly from the services requested in this RFP. In addition, negotiations may or may not be conducted with Proposer; therefore, the Proposal submitted should contain Proposer's **most favorable terms and conditions**, since the selection and award may be made without discussion with any Proposer.

10. Contract:

It is anticipated that the contract (model agreement in Section IV) resulting from this RFP, if awarded, will be effective for three (3) years, with the option to renew for two (2) additional one (1) year periods. The City reserves the right to cancel the contract any time upon thirty (30) days prior written notice to Contractor of its intent to terminate.

11. Protest Procedure:

Only a proposer who has submitted a proposal in response to this RFP is eligible to submit a protest. The City will not accept or entertain RFP protests from anyone who did not submit a proposal for the project or work being protested.

Proposers may file a protest of an RFP with the Finance Department, City of Bell – 6330 Pine Ave., Bell, CA 90201, up to the end of business day on the fifth business day after the date the Notice of Intent to Award was announced.

At the time of the filing, the protest shall be:

a. Submitted on the proposer's formal letterhead and include the proposer's company name, address, phone number and the name and title of the individual filing the protest;

b. List the reasons for the protest including the specific section of the documents or technical specifications being disputed and shall site any statutes or case law supporting or serving as the basis for the protest and describe how they support the item(s) being disputed.

If the protest does not meet these requirements, the City will reject it without further review. If the protest is submitted on time and complies with all the above requirements, the Director of Finance or his/her designee, shall review the protest and all relevant information submitted by the protestor. The City will provide a written response to the protestor. The City has the right to respond to any protest until the date on which the contract is awarded by the Bell City Council.

The procedure and time limits set forth in this paragraph is mandatory and is the sole and exclusive remedy in the event of an RFP protest. Failure to comply with these procedures shall constitute a failure to exhaust administrative remedies and a waiver of any right to further pursue the proposal protest, including filing a Government Code Claim or legal proceedings.

If the City determines that the protest is frivolous, the party originating the protest may be determined irresponsible and that party may be determined to be ineligible for future contract awards.

12. Local Business Preference:

The City of Bell has adopted a Local Business Preference Ordinance (Ord. 1192 § 1, 2013) in order to promote City businesses. The terms of the ordinance provide the City with the option of reducing bids from qualified local vendors by five percent (5%) or $15,000 dollars, whichever amount is lower in determining the lowest responsible bid. Contract or Purchase Order will be awarded at the preference bid amount. If your company is located within the City, you may qualify for this preference under the guidelines of the Local Business Preference Ordinance. To comply under the terms of the local Business Preference Ordinance, companies must meet the following criteria: (1) The business has a current City of Bell business tax certificate; and (2) the local sales tax generated by the business is allocated to the City of Bell.

13. California Wage Rate Requirements:

Pursuant to Division 2, Part 7, Chapter 1 of the Labor Code of the State of California (including sections 1771 and 1773.2), Department of Industrial Relations of the State of California lists the general prevailing rate of per diem wages, and the general prevailing rate of holiday and overtime work in the locality in which the public work is to be performed for each craft, classification or type of workers needed to perform the Work. Copies of schedules of prevailing wage rates may be obtained on the California Department of Industrial Relations website http://www.dir.ca.gov/dlsr.

14. Department of Industrial Relations (DIR) Compliance:

This public work is subject to compliance monitoring and enforcement by the Department of Industrial Relations (DIR). In bidding on this work, it shall be the Bidder's sole responsibility to evaluate and include the cost of complying with all labor compliance requirements under this contract and applicable law in its bid.

15. Registration with the Department of Industrial Relations:

Pursuant to Labor Code sections 1725.5, 1771.1, and SB 854, Public Works Contractor Registration Program, all contractors and subcontractors who bid or work on Public Works projects must be registered with, and pay an annual fee to, the State Department of Industrial Relations (DIR), subject to the limited exceptions set forth in Labor Code Section 1771.1(a) (regarding the submission of a bid as authorized by Business & Professions Code Section 7029.1 or Public Contract Code Section 10164 or 20103.5), provided that contractors and subcontractors subject to such exceptions shall be registered with the DIR at the time the contract is awarded. No bid will be accepted, except as provided above, nor any contract entered, without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. If awarded a contract, the Bidder and its subcontractor, of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project.

***** End of Section I *****

SECTION II: MINIMUM QUALIFICATIONS AND PROPOSAL REQUIREMENTS

To qualify for selection, proposer must meet the following minimum requirements:

1. Must be able to execute the City's Agreement for Services.
2. Must possess a valid California State Contractor's License to preform the work specified in Scope of Services of Section I throughout the duration of performing similar services required by the Agreement for Contractor Services.
3. Must have sufficient experienced personnel and equipment to perform all work required by the Agreement for Maintenance Services.
4. Must have a proven track record of having providing tree trimming maintenance services for a minimum of three (3) or more cities in other government entities over the past five (5) years.

Each Proposal submitted in response to this Request for Proposal (RFP) shall be submitted as follows:

A) COVER SHEET:
Submit the completed RFP cover sheet.

B) LETTER OF TRANSMITTAL:
A one-page Letter of Transmittal shall be addressed to **Kenneth Jones, Public Works Manager**, and shall, at a minimum, contain the following information:

1. Identification of Proposer who will have contractual responsibility with the City of Bell. Identification shall include legal name of company, address from which the services will be managed, telephone number and e-mail address of the contact person identified during the period of proposal evaluation.

2. A summary of the Proposer's Qualifications, including a brief description of its proposed representative(s) and key staff. It shall make a commitment to accept the terms and conditions in the RFP and Contract Services Agreement, including acknowledgment of receipt of all amendments or addenda to the RFP.

3. A statement accepting the RFP and City's Contract Services Agreement without any exceptions. **Any proposal submitted with exceptions will be automatically disqualified.**

4. A statement that the proposal shall remain valid for a period of not less than **120** days from the date of submittal.

5. Signed statement attesting that all information submitted with the proposal are true and correct.

C) TECHNICAL PROPOSAL

1. Qualifications of the Company
This section of the proposal should establish that the Proposer can satisfactorily perform the required work; the requisite previous experience on similar assignments; and the stability and professional standing of the firm.

This section should include, at a minimum:

a. Company Profile
Provide a summary of Proposer's qualifications and experience to show competence in providing required Services. Include the company's licenses, work history, organizational structure, equipment, yard/office facilities, and number of employees.

b. Litigation and Contract History

i. Provide a brief description of any:

- Conviction or indictment of the firm or any officer of the firm within the last three years involving alleged fraud, bribery, collusion, conspiracy, or violation of state or federal antitrust law.
- Adjudication or determination by any federal, state, or local agency that the firm or any officer of the firm has violated any provision of law relating to equal opportunity or fair employment.
- Termination of a contract for convenience or for cause.
- Proposer shall certify that Proposer has not been disciplined in the last five (5) years as a Contractor by any government body.

c. Project References

i. Provide a list of City and County clients for whom you have provided tree trimming maintenance services, show the length of time service has been provided along with contact information including name, phone and email address. (Minimum of four)

2. Qualifications of Personnel

This section should identify the qualifications of the individuals, subcontractors, and/or suppliers that will be providing services to the City.

a. Provide an organization chart clearly showing all employees who will perform the Service.

b. Identify any subcontractors who will be used. Include licenses and credential information.

3. Means and Methods of Approach

a. This section should clearly describe the methodology to be used to carry out the specific work tasks described in the Work Plan, including descriptions of the type(s) of equipment to be utilized in the City. Describe the Firm's understanding of the City and the work to be completed.

b. Describe the sequential work tasks you plan to carry out in completing this contract. Indicate all key deliverables and their contents.

4. Fee Proposal (Use Form provided As Exhibit "C" – Schedule of Compensation in the Services Agreement, Section IV)

The Fee Proposal form is provided in Exhibit "C' of the Services Agreement, Section IV. Proposer shall define the fee schedule/pricing information for the services. **DO NOT INCLUDE YOUR FEE PROPOSAL WITH YOUR TECHNICAL PROPOSAL.**

This original fee proposal must be submitted and received on OpenGov by the RFP due date and specified time.

Pricing shall remain fixed for the entire term of the Agreement, which includes any additional renewal term.

5. Additional Documents to Submit with Technical Proposal in OpenGov:

Complete and submit the cover page and documents at the end of Section II with Proposal through OpenGov

a) ADDENDA ACKNOWLEDGEMENT/SIGNATURE
b) CONFLICT OF INTEREST STATEMENT
c) ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS

6. Appendices (limit: 5 pages)

Information considered by Proposer to be pertinent to this RFP and which has not been specifically solicited in any of the aforementioned sections may be placed in a separate appendix section. **Proposers are cautioned, however, that this does not constitute an invitation to submit large amounts of extraneous materials. Appendices shall be relevant and brief.**

ADDENDA ACKNOWLEDGEMENT/SIGNATURE

This Proposal Response is submitted with respect to the changes to the Request for Proposal included in the following addenda numbers:

____ ____ ____ ____ ____ ____ ____

1 2 3 4 5 6 7
(Initial above all appropriate numbers)

By signing below, Proposer certifies that the information submitted in response to this Request for Proposal is true and correct. I also understand that failure to submit a completed Proposal response package (fully completed and executed) will result in rejection of Proposal.

Respectfully submitted,

_____ _____
Proposer Signature Date

_____
Print Name / Title

_____ _____
Legal Name of Company Business Address (Actual Address – P. O. Box)

_____ _____
Telephone Number Email Address

CONFLICT OF INTEREST STATEMENT

Provide in this section a statement disclosing any past, ongoing or potential conflicts of interest that your firm, proposed staff, or any subcontractors may have as a result of performing this work.

If there is no conflict of interest then provide such statement in this section.

If there is a real or perceived conflict of interest that exists with the submission of a proposal, or would exist if the Proposer entered into an Agreement with the City of Bell in this proposal, full details should be provided in this section. Detail a plan to manage the conflict ofinterest.

_____

_____

_____

_____

_____

_____

_____ _____

Proposer Signature Date

_____

Print Name / Title

_____

Proposing Company Name

ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS

I, _____,the _____ _____
(Title)

of _____ _____, certify that the Insurance Requirements set forth in
(Proposer's Company Name)

the Proposed Agreement for **RFP#** _____ – _____ has been read and understood. I certify that _____'s

(Proposer's Company Name)

insurance company(ies) _____ is/are able to provide the
(Name(s) of insurance company(ies)

coverages specified.

_____
Authorized Signature Date

***** End of Section II *****

III. SELECTION PROCESS

A) EVALUATION CRITERIA and WEIGHTS

Proposals must be in compliance with the requirements of this RFP. Selection will be based on the quality and value of the proposal, including comprehensiveness and responsiveness to the requirements outlined in this RFP. The proposals will be evaluated and scored based on the following criteria. The highest possible score is 100 points for the written proposal.

1. Qualifications **(30 points)**
   a. Proposed plan to achieve the Scope of Services described herein and produce the required outcome in a timely manner.
   b. Overall quality of the proposal, including a demonstrated understanding of the purpose, scope and objective of the services to be performed. It is the intention of the City of Bell to award a contract to the Proposer who furnishes satisfactory evidence that the Proposer has the requisite experience and ability to enable the Proposer to execute the work successfully and properly, and to complete services in a timely manner. To determine the degree of responsibility to be credited to the Proposer, City will weigh the evidence that the Proposer has performed satisfactorily other contracts of like nature, magnitude and comparable difficulty and comparable rates of progress.
2. Past Performance **(20 points)**
   a. Professional experience in performing tasks similar in scope and complexity
   b. Past, recently completed, or on-going street trees maintenance services that will substantiate experience
   c. References from customers and/or clients whom you have delivered similar services
3. Understanding and approach to perform required Service **(30 points)**

The proposer's responsiveness to the RFP including completeness and thoroughness of proposal; all required information must be provided in the format specified. This category will also evaluate:

   a. Clear demonstration of the Proposer's ability to provide services required.
   b. Approach and proposed methodology to services required.
   c. Demonstrated knowledge of the work required
   d. Innovative approaches and internal measures to ensure timely and quality completion of work
   e. Ability to demonstrate its qualifications in a clear and compelling manner and ability to follow all directions included in this RFP
   f. Review and negotiation of acceptance or exceptions to the City's Contract Services Agreement

4. Competitive pricing as compared to other qualified Proposer's RFP responses **(20 points)**

B) EVALUATION PROCEDURE

Each RFP will be reviewed and evaluated by each member of a selection panel established by the City. Each reviewer will use the evaluation criteria set forth in this RFP and score each RFP accordingly. Each reviewer will complete his/her review of RFPs independently. The selection panel's evaluations will be combined to determine a numerical ranking of each responsive RFP. **Proposals obtaining less than 75% of the total available points will be eliminated from further consideration.** The highest-ranking proposals may be invited to the City for interviews with the selection panel if a selection cannot be made based on the RFPs.

The City may determine that it is necessary to conduct interviews prior to final selection. In the event that interviews are necessary, the teams that submit the highest ranked RFPs will be invited to the City to make presentations to the members of the selection panel and answer questions. Each member of the selection panel will evaluate the interviews and the final scores will be established based on criteria and instructions provided prior to the interview taking place.

C) SELECTION

It is the City's intent to select one Contractor to provide services at City of Bell.

The City reserves the right to make final decisions regarding the selected firms and the number of selected firms based on the quantity and quality of the RFPs received. This right extends to modifying the selection process to eliminate interviews if an insufficient number of qualified firms/teams submits an RFP.

D) AWARD

Award is based on the most responsive and most responsible Proposal. City shall send a Notice of Intent to Award to all Proposers via OpenGov, to announce the City's intent to award the contract to the top-ranked selected Proposer.

The City of Bell may negotiate contract terms with the selected Proposer prior to award, and expressly reserves the right to negotiate with several Proposers simultaneously. However, since the selection and award may be made without discussion with any Proposer, the proposal submitted should contain Proposer's most favorable terms and conditions.

E) IMPLEMENTATION

1. **Meetings**
   a. A kick-off meeting will be held after award of contract. Contractor and its team will meet with City of Bell staff to conduct introductions, discuss scope of services, and implementation process.

2. **Notice to Proceed**
   a. Following the kick-off meeting, a formal Notice to Proceed (NTP) may be issued after the agreement is fully executed, and all insurance documents and required documents, permits, licenses, have been received and approved by the City.

***** End of Section III *****

SECTION IV: REQUIRED POST RFP DOCUMENTS

Within 10 working days from the date of the Notice of Award, Contractor is required to complete and submit to the City the documents listed below:

1. Contract Services Agreement
2. Certificates of Insurance (with proper endorsements)
3. City of Bell Contractors Business License

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF BELL

and

_____

AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF BELL AND

_____

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this ____ day of _____, 2025 by and between the City of Bell, a California charter city ("City") and _____, _____ ("Consultant"). City and Consultant may be referred to, individually or collectively, as "Party" or "Parties."

RECITALS

A. City has sought, by issuance of a Request for Proposals or Invitation for Bids, the performance of the services defined and described particularly in Article 1 of this Agreement.

B. Consultant, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Bell Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this

Agreement, the phrase "highest professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Consultant's Proposal.

The Scope of Services shall include the Consultant's scope of work or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 Licenses, Permits, Fees and Assessments.

Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.5 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer.

1.6 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until

acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.8 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum or $25,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other Consultants. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.9 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed _____

Dollars ($_____) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services, less contract retention; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. The invoice shall contain all information specified in Exhibit "C", and shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Consultant to be paid within forty-five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by City for any invoice provided

by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance.

Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding three (3) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D"). [The City may, in its sole discretion, extend the Term for two (2) additional one-year terms.

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

_____	_____
(Name)	(Title)
_____	_____
(Name)	(Title)

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be [_____ or] such person as may be designated by the City Manager. It shall be the Consultant's responsibility to

assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Consultant.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

Without limiting Consultant's indemnification of City, and prior to commencement of any services under this Agreement, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

(a) General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $5,000,000 per occurrence, $10,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

(b) Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Services to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $5,000,000 combined single limit for each accident.

(c) Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of $2,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than five (5) years after completion of the services required by this Agreement.

(d) Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least $1,000,000).

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

5.2 General Insurance Requirements.

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

(b) Duration of coverage. Consultant shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, its agents, representatives, employees or subconsultants.

(c) Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

(d) City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(e) Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or that is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

(f) Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(g) Enforcement of contract provisions (non-estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

(h) Requirements not limiting. Requirements of specific coverage features or limits contained in this section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

(i) Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation

(except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

(j) Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

(k) Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

(l) Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

(m) Pass through clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to City for review.

(n) Agency's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

(o) Self-insured retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by City.

(p) Timely notice of claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

(q) Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific

written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, Consultant with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes; Default.

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant.

Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action.

In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et seq. and 910 et seq., in order to pursue a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Contract at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Consultant reserves the right to terminate this Contract at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the

terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.9 Attorneys' Fees.

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

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any

decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C. § 1101 *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Bell, 6330 Pine Avenue, Bell, California 90201 and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s),

omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials _____

9.7 Corporate Authority.

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) that entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:
CITY OF BELL, a charter city

_____
Ali Saleh, Mayor

ATTEST:

_____
Angela Bustamante, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
David J. Aleshire, City Attorney

CONSULTANT:

_____

By:_____
Name: _____
Title:_____

By:_____
Name: _____
Title:_____

Address:_____
_____
_____

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
- ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
- ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

SCOPE Of SERVICES

I. **Contractor will perform the following Services:**

Scope of Services specified in the Request for Proposals for the Citywide Tree Trimming Maintenance and Contractor proposal is dated _____.

II. **Contractor must perform all Services in compliance with the following requirements:**

A. Each task shall be indicated by a written request produced by the City with a description of the work to be performed, and the time desired for completion. All tasks shall be carried out in conformity with all provisions of this Agreement.

B. Contractor must prepare a written description of requested tasks including all components and subtasks; the costs to perform the task ("Task Project"); explain how the cost was determined; and as schedule for completion of the task ("Task Completion Date"); which shall all collectively be referred to as the "Task Proposal."

C. City shall in writing approve, modify or reject the Task Proposal, and may issue a Notice to Proceed.

D. The task shall be performed at a cost not to exceed the Task Budget.

E. Contractor shall complete the task and deliver all deliverables to the City by Task Completion Date.

III. **In addition to the requirements of Section 6.2, during performance of the Services, Contractor will keep the City appraised of the status of performance by providing a monthly report.**

IV. **All work product is subject to review and acceptance by the City, and must be revised by the Contractor without additional charge to the City until found satisfactory and accepted by City.**

EXHIBIT "B"

SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

I. **Section 4.6 entitled "Local Preference" is hereby added to read in its entirety as follows:**

4.6 Local Preference

The City is an economically disadvantaged community with high unemployment and the City in awarding of contracts encourages the contractors to undertake their best efforts to hire locally. To that end, Contractor covenants it shall make its best efforts to cause all solicitations for full or part-time, new or replacement, employment relating to the services performed under this Agreement. Best efforts include having a local hiring program approved by the City ("Local Hire Program") which requires regular reporting requirements necessary for evaluating the compliance with the Local Hire Program. In addition, the Contractor shall: (i) advertise in local newspapers regarding job opportunities, (ii) establish a point of contact to provide information about available job opportunities to the community, (iii) conduct outreach efforts to attract local hires, subcontractors and tradesmen, and (iv) coordinate local hire workshops with the City to educate potential local subcontractors and tradesmen about employment opportunities."

II. **Section 5.4, entitled "Performance Bond" is hereby deleted in its entirety.**

III. **Section 7.7, entitled "Liquidated Damages" is hereby amended in its entirety to read as follows:**

7.7 Complaints: Liquidated Damages

(a) Complaints received by the City or through observation by the Contract Officer, regarding the Contractor's performance will be transmitted to the Contractor's office in writing, by telephone or facsimile, and handled by the Contractor. All complaints are to receive a follow-up response within twenty-four (24) hours following notification of the Contractor. A report of the Contractor's investigation and the corrective action taken shall be made promptly by the Contractor to the Contractor Officer. Repeat complaints may be handled

by a joint visit to the site by a City Inspector and the Contractor. Complaints received directly by the Contractor shall be submitted in writing to the City on the day such complaints are received. Contractor shall maintain a log of complaints received and corrective actions implemented which shall be submitted to the City within ten (10) days following the end of the month. Repeat complaints of poor service quality of similar nature shall be handled in the manner prescribed below. These penalties are provided to provide an alternative to Agreement termination for minor performance failures by Contractor. Nothing herein shall waive the right of the City to terminate the Agreement for repeated or material violations of the performance standards.

(b) An initial complaint shall be handled in accordance with the subsection (a) of this Section.

(c) When the Contract Officer determines that additional violations of a similar nature have occurred within any 180 calendar day period, a written complaint shall be filed with the Contractor by the City. The written complaint shall include a description of the complaint of the Contractor's performance and warning that the next complaint will result in the assessment of liquidated damages in the amount of $100 per incident, provided that after the fourth incident in any 180 day period the penalty shall go to $500 per incident.

(d) When the Contract Officer determines that a third violation similar in nature as the previous violation has occurred within 180 days of the material violation, a written complaint shall be filed with the Contractor by the City. The written complaint shall include a description of the compliant of the Contractor's performance, and of the penalty therefore. The Contractor Officer and/or designee shall meet with the Contractor within five (5) working days and develop a written corrective action plan to prevent further occurrence of the problem. The corrective action plan shall be prepared by the Contractor within ten (10) working days after the meeting between the Contract Officer and/or designee and Contractor. The corrective action plan is subject to the approval of the Contract Officer.

(e) If repeated violations continue, the City may provide notice of termination in accordance with Article 7.

EXHIBIT "C"

SCHEDULE OF COMPENSATION
CITYWIDE TREE TRIMMING MAINTANCE SERVICES

The following prices in the schedule of compensation is to remain fixed for the term of this Agreement. The following prices listed below must include the complete and total price for all tree trimming maintenance services.

Unit Description	UoM	Cost per Unit
General Pruning	Per Tree	$
Clearance Pruning	Per Tree	$
Aesthetic Pruning	Per Tree	$
Palm Tree Trimming	Per Tree	$
Palm Tree Skinning/Shaping	Per Tree	$
Tree and Stump Removal	Per DBH Inch	$
Tree Only Removal	Per DBH Inch	$
Stump Only Removal	Per Diameter Inch	$
Root Pruning	Lineal Feet	$
Tree Planting 15 Gallon w/o RootBarrier	Per Tree	$
Tree Planting 15 Gallon w/ RootBarrier	Per Tree	$
Tree Planting 24" Box w/o RootBarrier	Per Tree	$
Tree Planting 24" Box w/ RootBarrier	Per Tree	$
Tree Planting 36" Box w/o RootBarrier	Per Tree	$
Tree Planting 36" Box w/ RootBarrier	Per Tree	$
Crew Rental (3 man crew including pickup, aerial lift, chipper and chipper truck)	Per Crew Hour	$
Crew Rental (2 man crew including pickup, aerial lift, chipper and chipper truck)	Per Crew Hour	$
Crew Rental (1 man crew)	Per Crew Hour	$
Emergency Crew Rental (3 man crew including pickup, aerial lift, chipper, chipper truck, including all necessary equipment, disposal fees, and zero material mark up)	Per Crew Hour	$

Tree Inventory	Per Tree Site	$
Standard (Non-GPS) Tree inventory completed as work progresses. The foreman will record the tree site data and submit the information for processing along with bi-weekly billing. Within one (1) year.		
Tree Inventory – GPS Coordinate Based Data	Per Tree Site	$
Tree Inventory involving the collection of the tree inventory per RFP scope of services, using Global Positioning System (GPS) Coordinates.		
Arborist Services (Report Writing)	Per Hour	$

EXHIBIT "D"

SCHEDULE OF PERFORMANCE

I. Contractor shall perform all Services in accordance with the procedures set forth in RFP scope of services.

II. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect for three (3) years from the date hereof (the "Term"). The City Council may, in its sole absolute discretion, extend the Term by two (2) one-year extensions so long as funds have been appropriated for the Services under this Agreement.

III. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

NOTICE OF AWARD

TO: (CONTRACTOR) FOR MAINTENANCE PROGRAM:

Public Works Division

Your Bidder's Proposal dated _____, is accepted for the total contract price of $ _____.

You are required by the "SECTION IV REQUIRED POST RFP DOCUMENTS" to execute the documents specified within ten (10) days from the date of mailing this Notice. Please sign one copy of the Notice of Award upon receipt and return.

RECEIVED:

CONTRACTOR

By: _____

_____
(Title)

_____
(Date)

THE CITY OF BELL

By: _____
Kenneth Jones
Public Works Manager

_____
(Date)

NOTICE TO PROCEED

TO: (Contractor) DATE:

From: Kenneth Jones
Public Works Manager, City of Bell

Notice is hereby given that you are authorized and directed to proceed with the following project in accordance with the contract documents:

Citywide Tree Trimming Maintenance Services
Public Works Department Services Division

These documents have been received and are on file with the City Clerk of the City of Bell:

DOCUMENT:

The Agreement Fully Executed	( )
Workers' Compensation Insurance Certificate	( )
Liability Insurance Policy or Certificate	( )
Insurance Forms	( )

The **Contract Time** shall commence on the date of issuance of the City's written **Notice to Proceed.**

Work shall commence within **five (5) calendar days** from the date of this **Notice to Proceed** and is to be completed within _____. Annual work shall be completed within the time allocated based on the work to be performed.

Kenneth Jones
Public Works Manager

EXHIBIT **"C"**

SCHEDULE OF COMPENSATION
CITYWIDE TREE TRIMMING MAINTANCE SERVICES

The following prices in the schedule of compensation is to remain fixed for the term of this Agreement. The following prices listed below must include the complete and total price for all tree trimming maintenance services.

Unit Description	**UoM**	**Cost per Unit**
General Pruning	Per Tree	$ 84.00
Clearance Pruning	Per Tree	$ 69.00
Aesthetic Pruning	Per Tree	$ 259.00
Palm Tree Trimming	Per Tree	$ 84.00
Palm Tree Skinning/Shaping	Per Tree	$ 259.00
Tree and Stump Removal	Per DBH Inch	$ 49.00
Tree Only Removal	Per DBH Inch	$ 39.00
Stump Only Removal	Per Diameter Inch	$ 29.00
Root Pruning	Lineal Feet	$ 19.00
Tree Planting 15 Gallon w/o RootBarrier	Per Tree	$ 490.00
Tree Planting 15 Gallon w/ RootBarrier	Per Tree	$ 515.00
Tree Planting 24" Box w/o RootBarrier	Per Tree	$ 680.00
Tree Planting 24" Box w/ RootBarrier	Per Tree	$ 700.00
Tree Planting 36" Box w/o RootBarrier	Per Tree	$ 1,700.00
Tree Planting 36" Box w/ RootBarrier	Per Tree	$ 1,750.00
Crew Rental (3 man crew including pickup, aerial lift, chipper and chipper truck)	Per Crew Hour	$ 294.00
Crew Rental (2 man crew including pickup, aerial lift, chipper and chipper truck)	Per Crew Hour	$ 196.00
Crew Rental (1 man crew)	Per Crew Hour	$ 95.00
Emergency Crew Rental (3 man crew including pickup, aerial lift, chipper, chipper truck, including all necessary equipment, disposal fees, and zero material mark up)	Per Crew Hour	$ 384.00

Tree Inventory	Per Tree Site	$ 0.00
Standard (Non-GPS) Tree inventory completed as work progresses. The foreman will record the tree site data and submit the information for processing along with bi-weekly billing. Within one (1) year.		
Tree Inventory – GPS Coordinate Based Data	Per Tree Site	$ 4.00
Tree Inventory involving the collection of the tree inventory per RFP scope of services, using Global Positioning System (GPS) Coordinates.		
Arborist Services (Report Writing)	Per Hour	$ 150.00

COOPERATIVE PURCHASE

It is intended that any other public agency (e.g., city, county district, public authority, public agency, municipality, and other political subdivision or public corporation) shall have the option to participate in any award made as a result of this solicitation at the same prices. The City shall incur no financial responsibility in connection with any purchase by another public agency. The public agency shall accept sole responsibility for placing orders and making payments to the vendor.

City of La Palma

Agenda Item No. 10

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Peter L. Kim, City Manager
AGENDA TITLE:	Report of an Emergency Purchase Order

RECOMMENDED ACTION:

Receive and file the Emergency Purchase Order Report.

SUMMARY:

Per Municipal Code Section 2-201 and the City's Purchasing Policy 30.30, the City Manager or his designee may make an exception to the normal purchasing procedure for emergencies. A complete report, including a description of the emergency and the source for the purchase, shall be submitted to the City Council in conjunction with the warrant for the payment of the purchase of such supplies, materials, equipment, and services.

In June 2026, the Public Works Department requested an emergency purchase to replace emergency exit signs at various City facilities after an annual inspection by the Orange County Fire Authority. The emergency purchase from Fire Force Protection LLC in the amount of $9,098.92 is part of the July 21, 2026 Warrant Register and the approval for the Register of Demands for July 21, 2026 is before the City Council this evening. This agenda item serves as the report to the City Council for the emergency purchase order. Attached is the memorandum requesting the City Manager's approval of the emergency purchase order, including a description of the emergency and the source of the purchase.

ATTACHMENTS:

1. Emergency Purchase Order: Fire Force Protection LLC

Docusign Envelope ID: 900CD06E-68A5-827E-81F4-D7C77A0752CD

Community Development & Public Works Department.

INTEROFFICE MEMO

To: City Manager

From: Jake Chavira, Acting Community Development & Public Works Director

Date: June 23, 2026

RE: Emergency Exit Sign Repairs and Replacement Invoice Approvals.

During the recent annual citywide inspection conducted by the Orange County Fire Authority (OCFA) Fire and Building Division, deficiencies were identified with emergency exit signs at various City facilities. The inspection determined that several exit signs require repair and, in some cases, complete replacement to comply with applicable fire and building safety codes and regulations.

To address these deficiencies and maintain compliance, the Public Works Division contacted Fireforce Protection, the City's authorized fire and life safety systems vendor, to order the necessary replacement parts and perform all required repairs and replacements. Fireforce Protection has completed the work necessary to restore all affected emergency exit signs to proper operating conditions and ensure compliance with OCFA Fire and Building Division requirements.

The total amount of the invoices is **$9,098.92,** which is budgeted under the following account: 035-900-7080-00000. Maintenance & Repair of Buildings.

Signed by:
Peter Kim
D3870B564B7C4C5...

June 23, 2026

Peter L. Kim, City Manager — Date

439928.1

Docusign Envelope ID: 900CD06E-68A5-827E-81F4-D7C77A0752CD

Fireforce Protection
21567 Winding Rd
Moreno Valley, CA 92557

Invoice

FIREFORCE PROTECTION
Fires Happen, Are You Protected?

BILL TO	SHIP TO
Central Park Central Park 7822 Walker St La Palma CA 90623	Central Park Central Park 7821 Walker St La Palma CA 90623

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21010	05/27/2026	$2,640.00	05/27/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
LABOR Emergency Exit Sign Installation	16	165.00	2,640.00

We thank you for your business.
If you have questions or concerns please contact us at,
(951) 544 - 2382 or at
louie@fireforceprotection.com
Thank you and have a great day!
We would appreciate if you could please rate us on Google.

SUBTOTAL	2,640.00
TAX	0.00
TOTAL	2,640.00
BALANCE DUE	**$2,640.00**

Ways to pay

View and pay

Docusign Envelope ID: 900CD06E-68A5-827E-81F4-D7C77A0752CD

Fireforce Protection
21567 Winding Rd
Moreno Valley, CA 92557

Invoice

FIREFORCE PROTECTION
Fires Happen, Are You Protected?

BILL TO	SHIP TO
WALKER WELL 7822 Walker St La Palma CA 90623	WALKER WELL 6800 Walker St La Palma, CA 90623

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20991	05/27/2026	$660.00	05/27/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
LABOR Emergency Exit Signs Installation	4	165.00	660.00

We thank you for your business.
If you have questions or concerns please contact us at,
(951) 544 - 2382 or at
louie@fireforceprotection.com
Thank you and have a great day!
We would appreciate if you could please rate us on Google.

SUBTOTAL	660.00
TAX	0.00
TOTAL	660.00
BALANCE DUE	**$660.00**

Ways to pay

View and pay

Docusign Envelope ID: 900CD06E-68A5-827E-81F4-D7C77A0752CD

Fireforce Protection
21567 Winding Rd
Moreno Valley, CA 92557

Invoice

FIREFORCE PROTECTION
Fires Happen, Are You Protected?

BILL TO	SHIP TO
CITY YARD 7822 Walker St La Palma CA 90623	CITY YARD 8415 Meadowlark Lane La Palma CA 90623

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20990	05/27/2026	$1,320.00	05/27/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
LABOR Emergency Exit Building Labor Installation	8	165.00	1,320.00

We thank you for your business.
If you have questions or concerns please contact us at,
(951) 544 - 2382 or at
louie@fireforceprotection.com
Thank you and have a great day!
We would appreciate if you could please rate us on Google.

SUBTOTAL	1,320.00
TAX	0.00
TOTAL	1,320.00
BALANCE DUE	**$1,320.00**

Ways to pay

View and pay

Docusign Envelope ID: 900CD06E-68A5-827E-81F4-D7C77A0752CD

Fireforce Protection
21567 Winding Rd
Moreno Valley, CA 92557

Invoice

FIREFORCE PROTECTION
Fires Happen, Are You Protected?

BILL TO	SHIP TO
CITY HALL / PD 7822 Walker St La Palma CA 90623	CITY HALL / PD 7822 Walker St La Palma CA 90623

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21009	05/29/2026	$1,320.00	05/29/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
LABOR Emergency Exit Sign Installation	8	165.00	1,320.00

We thank you for your business.
If you have questions or concerns please contact us at,
(951) 544 - 2382 or at
louie@fireforceprotection.com
Thank you and have a great day!
We would appreciate if you could please rate us on Google.

SUBTOTAL	1,320.00
TAX	0.00
TOTAL	1,320.00
BALANCE DUE	**$1,320.00**

Ways to pay

View and pay

Docusign Envelope ID: 900CD06E-68A5-827E-81F4-D7C77A0752CD

Fireforce Protection
21567 Winding Rd
Moreno Valley, CA 92557

Invoice

FIREFORCE PROTECTION
Fires Happen, Are You Protected?

BILL TO
Central Park Central Park 7821 Walker St La Palma CA 90623

SHIP TO
Central Park Central Park 7822 Walker St La Palma CA 90623

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21004	06/05/2026	$3,158.92	06/05/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
FLOURESCENT EMERGENCY BALLAST FLOURESCENT EMERGENCY LIGHT BATTERY BALLAST	4	269.99	1,079.96T
Photo luminescent green exit sign photo luminescent green exit sign with mounting bracket	2	199.99	399.98T
Modern Design Green LED Exit Sign Modern Design Green LED Exit Sign	19	74.99	1,424.81T

Docusign Envelope ID: 900CD06E-68A5-827E-81F4-D7C77A0752CD

We thank you for your business.
If you have questions or concerns please contact us at,
(951) 544 - 2382 or at
louie@fireforceprotection.com
Thank you and have a great day!
We would appreciate if you could please rate us on Google.

Ways to pay

View and pay

SUBTOTAL	2,904.75
TAX	254.17
TOTAL	3,158.92
BALANCE DUE	**$3,158.92**

City of La Palma

Agenda Item No. 11

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Norma I. Alley, MMC, City Clerk
AGENDA TITLE:	Appointment to the Community Activities and Beautification (CAB) Citizen Committee

---

RECOMMENDED ACTION:

Appoint Laura Franz to a term commencing on September 1, 2026, and expiring on December 31, 2028, to fill a position vacated due to the resignation of Irene Hesse, as recommended by Mayor N. Patel and Mayor Pro Tem Baker.

BACKGROUND:

Per Council Policy No. 3, the Mayor and Mayor Pro Tem review applications for the Council Appointed Citizen Committees, as needed, and make recommendations of appointments as appropriate. In compliance with the Maddy Act, staff advertised for open general public positions and student positions on Community Activities and Beautification Committee (CAB), with the application period closing on December 29, 2025. Staff posted the committee vacancies on social media, the City's website, on the City's display cases, and at the library. In addition, staff put a notice in the local newspaper. Staff received one application prior to the deadline, and one application was received with a postmark after the deadline. There were no applications received for the student member seats. The deadline was extended to February 17, 2026, with advertisements in the same manner, in addition to an email to the High School Principal seeking assistance with gathering any interest from students to apply. By the February 17 deadline, staff received four applications and three new members were appointed on March 3, 2026.

On March 8, 2026, the City received CAB Member Irene Hess's resignation, leaving her remaining term ending December 31, 2028, open. After the original February 17 deadline, four additional applications were received. Two were from students, and two were from the general public.

Mayor N. Patel and Mayor Pro Tem Baker invited all four applicants to an interview. After conducting all interviews, Mayor N. Patel and Mayor Pro Tem Baker are recommending the appointment of Laura Franz to fill the current vacant term expiring December 31, 2028, for the Council's consideration.

FISCAL IMPACT:

None.

ATTACHMENTS:

1. City Council Policy 3 - Citizen Committees 2022-0503 Amended

CITY OF LA PALMA

COUNCIL POLICY

NUMBER: **3**

DATE: **March 20, 2018 (Adopted); April 6, 2021 (Amended); May 3, 2022 (Amended)**

SUBJECT: **City Committees**

BACKGROUND

The City Council appoints two citizen committees to advise them on various City policies and actions and to provide enhanced public engagement relative to the affairs of the City. As of the adoption of this Policy, these two committees are the Community Activities and Beautification Committee (CAB), and the Development and Circulation Committee (DCC) (also may be referenced as the Development Committee in the Municipal Code).

MISSION AND EXPECTATIONS

Each Council appointed Committee has a purpose or mission as defined in the Municipal Code or other formative document which guides their scope of responsibilities as an advisory body. Due to the important public participation process function served by each of the committees, individual Committee members also have common expectations placed upon them including:

a. Attend all meetings and notify City staff in advance if they are unable to attend a meeting so that it can be determined whether a quorum for the meeting will exist;
b. Adequately prepare for meetings;
c. Show respect for staff and the community; and,
d. Maintain residency within the City of La Palma.

Through the City Manager, staff shall notify the City Council when a Committee member is not meeting established expectations as defined above, where lack of attendance is having a negative impact on the Committee, or when a conflict of interest appears to exist. The City Council has the authority in such cases to remove and replace such Committee members.

TERMS OF OFFICE

a. No person may serve on more than one of the two citizen committees concurrently.
b. Committee members may resign or be removed by a majority vote of the Council at any time. When a vacancy exists in an unexpired term, the Council may make an appointment to fill the unexpired term.
c. Each committee shall have seven members. The Community Activities and Beautification Committee may include up to two high school students who are residents of La Palma, to be appointed for a one-year term with full voting rights beginning each September to coincide with the school year.

SELECTION AND APPOINTMENT PROCESS

All vacancies for appointed positions on City Committees shall be advertised, including those associated with expiring terms of office. Vacancies may be advertised prior to the actual expiration of the Committee member's term in an effort to fill vacancies as close as possible to the expiration date. All vacancies on any citizen committee will be filled using the process described below, except that if a vacancy occurs because of a resignation, the Council may either re-advertise using the process described below or appoint an applicant from an existing list to fill the unexpired term, as described above.

a. City Clerk prepares a Citizen Committee Availability Notice. The Notice will detail the current or anticipated vacancy status and identify the committees affected. The Notice will describe the committee's mission and meeting location/time information. The Notice will also specify a specific application deadline and have a minimum fining period of at least thirty (30) days.
b. Notice will be advertised in the regular pages of a newspaper of general circulation in the City of La Palma, posted at the three designated official posting locations, publicized in various City publications (as timing permits), and highlighted on the City's website.
c. All interested applicants, including incumbents seeking reappointment, will be required to fill out an application. The application forms will be specific for each of the citizen committees and will be available from the City Clerk. Interested members of the community may apply for more than one committee vacancy. Applications for vacant and/or expiring committee positions may be filed with the City Clerk at any time and will be retained until a vacancy occurs.
d. Applications received prior to the filing deadline will be reviewed by the City Clerk to ensure eligibility of the applicants.
e. All eligible applicants will be invited to an interview conducted by the Mayor and Mayor Pro Tem. Where practicable, such interviews should be conducted within 45 days from receipt of an application or close of an application period. At the conclusion of interviews, deliberations will be conducted and appointments will be approved in a regular City Council meeting. Appointment requires a majority vote of the City Council.
f. To ensure a quorum when a conflict of interest arises, no more than two appointments will be made to the Development and Circulation Committee wherein the Committee Members live within 500 feet of another member (500 feet is the typical circumference where a Committee Member would have to recuse themselves from participating in a decision when the affected property is within 500 feet of their property).
g. If after the appointment process, a vacancy still exists on a committee, staff will, at a minimum, continue to publicize the vacancy through the City website until the vacancy is filled.

POSTING OF AGENDAS AND PACKETS

Regular Agendas for members of City Committees shall be available for distribution at least 72 hours prior to the meeting in accordance with the Ralph M. Brown Act. Distribution is via electronic packets. All agendas and packet materials for Regular Meetings, shall be posted to the City's website at least 72 hours prior to the meeting.

PREPARATION OF COMMITTEE CORRESPONDENCE

Any correspondence deemed necessary by a City committee shall be prepared by the department assigned as staff to that committee and shall be reviewed by the City Manager or his/her designee

prior to transmittal. Regular City letterhead shall be used for such correspondence.

SPEAKER CARDS

Members of the public speaking at a committee meeting are requested to complete a speaker card before addressing the committee. Completion of the speaker card is voluntary; but the Chair will encourage speakers to complete the card. Cards shall be available at the meeting. Cards are delivered to the Chair in chronological order and are kept as part of the official record of the meeting. Speakers will be asked to adhere to a five-minute time limit and are not permitted to transfer their time to another speaker. Large groups are encouraged to appoint a spokesperson to speak on their behalf.

REVIEW AND UPDATES

This policy is to be reviewed as needed.

This policy consolidates and amends prior City Council policies on Posting and Distribution of Development & Circulation Committee and Community Activities and Beautification Committee Agendas and Packets, Preparation of Advisory Committee Correspondence, and City Council Appointed Citizen Committees. This policy seeks to clarify, simplify and consolidate all prior Council policies regarding City Committees into one City Council policy. These prior policies were originally adopted on November 3, 1987, August 16, 1971, and December 18, 1972 respectively. This policy was amended on February 7, 2017, to require interviews to be conducted by the full City Council and to combine the Development and Traffic Safety Committees into one Development and Circulation Committee. This policy was amended on March 20, 2018, to remove term limits. This policy was amended on April 6, 2021, to have the Mayor and Mayor Pro Tem interview all prospective candidates in advance of City Council approval. This policy was amended on May 3, 2022, to appoint up to 2 youth members with full voting rights, serving one-year terms, to the Community Activities and Beautification Committee.

City of La Palma

Agenda Item No. 12

MEETING DATE:	August 4, 2026
TO:	City Council
FROM:	City Manager
SUBMITTED BY:	Norma Alley, City Clerk
AGENDA TITLE:	League of California Cities Voting Delegates and Resolutions

---

RECOMMENDED ACTION:

1. Designate Mayor Pro Tem Debbie Baker as the City of La Palma's Voting Delegate at the League of California Cities' Annual Conference;
2. Designate Council Member Vikesh Patel as the City of La Palma's Alternate Voting Delegate at the League of California Cities' Annual Conference; and
3. Authorize the City of La Palma delegation the discretion to vote on any resolutions taking into consideration the information they receive at the conference.

SUMMARY:

Each year, the League of California Cities (Cal Cities) convenes a member-driven General Assembly at the Cal Cities Annual Conference and Expo. This General Assembly provides a crucial opportunity for City officials to directly influence Cal Cities' policy.

On September 25, 2026, the Cal Cities General Assembly will convene, consisting of voting delegates appointed by each member City; each City has one voting delegate. La Palma's appointed voting delegate plays a vital role by representing the City and voting on resolutions.

In order to participate in the voting process during the General Assembly, the La Palma City Council must designate a voting delegate and up to two alternate voting delegates. An alternate may vote if the designated voting delegate is unable to serve.

FISCAL IMPACT:

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

ATTACHMENTS:

1. 2026 Voting Delegate Information Packet
2. 2026 City Council Legislative Platform

LEAGUE OF CALIFORNIA CITIES

Council Action Advised by September 1, 2026

DATE: Wednesday, May 13, 2026

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Sept. 23-25, 2026
Anaheim Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the Cal Cities Annual Conference and Expo. The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Friday, Sept. 25, 2026 the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Following council action, please submit your city's delegates through the online submission portal by Tuesday, Sept. 1, 2026. When completing the Voting Delegate submission form, you will be asked to attest that council action was taken. You will need to be signed in to your My Cal Cities account when submitting the form.

Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration opens June 2.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and

alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Please view Cal Cities' event and meeting policy in advance of the conference.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the Anaheim Convention Center, will be open at the following times: Wednesday, Sept. 23, 8:00 a.m.-6:00 p.m. and Thursday, Sept. 24, 7:30 a.m.-4:00 p.m. On Friday, Sept. 25, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for submitting your voting delegate and alternates by Tuesday, Sept. 1. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Information Sheet: Cal Cities Resolutions and the General Assembly

LEAGUE OF CALIFORNIA CITIES

General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.

2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.

3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.

4. **Signing Initiated Resolution Petitions**. Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.

5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.

6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

7. **Resolving Disputes**. In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.

LEAGUE OF CALIFORNIA CITIES

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure Cal Cities represents cities with one voice. These policies directly guide Cal Cities' advocacy to promote local decision-making, and lobby against statewide policies that erode local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how resolutions and the General Assembly work.

Prior to the Annual Conference and Expo

General Resolutions

Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees

The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions

The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee

The Resolutions Committee considers all resolutions. General Resolutions approved[1] by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go to the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.[2]

General Assembly

During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, and policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates —one from every member city.

Seven **policy committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, and municipal department, as well as individuals appointed by the Cal Cities president.

[1] The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.
[2] Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).

For more information visit www.calcities.org/general-assembly

City of La Palma
2026 State and Federal Legislative Platform

Adopted by the City Council on January 13, 2026

The Mayor, Mayor Pro Tem, and City Manager are authorized to submit advocacy letters on behalf of the City if the State or Federal legislation clearly follows the City's adopted legislative platform.

GUIDING PRINCIPLES

I. PRESERVE LOCAL CONTROL

- Preserve and protect the City's powers, duties, and prerogatives to enact legislation and policy direction concerning local affairs.
- Oppose legislation that preempts local authority.
- Local agencies should preserve and enhance authority and accountability for revenues raised and services provided.

II. PROMOTE FISCAL STABILITY

- Support measures that promote fiscal stability, predictability, and financial independence.
- Support measures that preserve the City's revenue base and local control over local government budgeting, recognizing that economic cost is a determinant in considering the merits and/or impacts of any proposed legislation or regulation.
- Oppose measures that make cities more dependent on the County, State, or Federal Governments for financial stability, such as mandated costs with no guarantee of local reimbursement or offsetting benefits.
- Oppose measures that shift local funds to the County, State, or Federal Governments, without offsetting benefits.

III. PROMOTE ECONOMIC DEVELOPMENT

- Support legislation and regulatory reforms that provide the City with the necessary tools and opportunity to continue to grow its economy and enhance economic development efforts.
- Support measures that provide the City with the capability to attract and retain businesses, as well as encourage current businesses to expand and retain jobs locally.

IV. SUPPORT FUNDING OPPORTUNITIES

- Support opportunities that allow the City to compete for its fair share of regional, state, and federal funding.
- Support funding for programs including, but not limited to, economic development, transportation projects, utility undergrounding, public works, water infrastructure, parks and recreation, and public safety.

POLICY STATEMENTS

GENERAL GOVERNMENT

1. Support legislation that preserves the ability of local governments to determine the appropriate type of election for their jurisdiction.

2. Continue to support legislation that allows La Palma children to have a choice of attending schools within La Palma. Since the City is served by five school districts, the City has been actively advocating for La Palma children to be able to attend La Palma schools for some time. Due to the location of school district boundaries, some La Palma children are not eligible to attend a school located within the City limits and have to attend a school that is miles from their home.

3. Support legislation that advocates for maximum local flexibility across all City responsibilities and operations, and oppose legislation that imposes unfunded mandates, is unnecessarily intrusive, or preempts local authority in City operations.

4. Oppose legislation that creates unnecessary regulations, and/or restricts the City's ability to choose the most cost-efficient and effective form of providing essential services.

ADMINISTRATIVE SERVICES

Finance

1. Oppose State or Federal efforts to "borrow" local revenues and encourage the State to find other methods of balancing its budget.

2. Support legislation that includes regional, State, and Federal funding formulas that ensure equitable distribution of funds at the local level.

3. Support efforts that ensure the retention of existing local revenue sources.

4. Support the City's right to continue collecting Transient Occupancy Tax from hotels and short-term rentals, including from online intermediaries.

Human Resources

1. Oppose measures that reduce local control over employee relations issues.

2. Oppose legislation mandating new or enhanced local government employee benefits.

3. Support efforts to further reform pension benefits administered by California Public Employees' Retirement System (CalPERS) that would help protect the long-term solvency of local entities and CalPERS.

4. Support changes in state law or judicial precedent to allow employers to negotiate plan changes with classic CalPERS members.

COMMUNITY DEVELOPMENT

Economic Development

1. Support efforts that are designed to provide local governments with the tools necessary to bolster economic development.

2. Support legislation and regulatory streamlining initiatives that would enhance the City's ability to attract and retain businesses as well as encourage business expansion and job retention.

Housing & Land Use

1. Oppose legislation that imposes regional, state, or federal growth, development, or land use planning standards within the City.

2. Oppose legislation that penalizes local governments for noncompliance with their housing element or regional housing needs assessment requirements.

3. Support efforts to strengthen the legal and fiscal capability of local agencies to prepare, adopt, and implement plans for orderly growth, development, and conservation of local planning areas.

4. Support State and Federal legislation that would provide resources for the City to meet its housing needs as described in the Housing Element of the General Plan.

5. Support measures that provide municipalities with increased input in the development of the Regional Housing Needs Assessment (RHNA).

Regional Governance

1. Support proposals encouraging regional, sub-regional, or countywide cooperation in planning urban development strategies, especially those that provide funding for effective implementation of agreed-upon goals.

2. Support measures to achieve fair and proportionate representation on countywide and regional boards.

COMMUNITY SERVICES

Parks and Recreation

1. Support legislation and funding for youth-related prevention and intervention programs, including after school educational and recreational programs.

2. Support efforts to provide an expedited process for the fair distribution of State bond funds and other grant opportunities.

Public Works

1. Support legislation that would increase funding for local transportation projects.

2. Support legislation that affords local agencies greater discretionary authority to expend available transportation funds and affords local jurisdictions greater flexibility over transportation-related issues.

3. Support legislation that would require public utilities to underground power lines and support funding for undergrounding of utilities.

Solid Waste

1. Support measures that maintain and enhance local authority and economic flexibility to regulate solid waste and recyclables.

Water Supply

1. Support legislation that encourages strong water efficiency standards and increased water conservation strategies.

2. Support legislation that would increase the availability of, and funding for, water reuse technologies, water recycling, local water storage, and other water supply technologies.

3. Support measures to increase water supply and improve water quality in the region, including drought relief legislation.

PUBLIC SAFETY

1. Support measures that encourage community safety and well-being.

2. Support legislation and implementation of State programs and policies that promote pedestrian and bicycling safety.

3. Support legislation to provide a greater share of asset forfeiture funds and increased latitude for spending local funds.

4. Support legislative efforts to increase the amount of grant funding for local law enforcement operations, including but not limited to school resource officers, body-worn camera system, and disaster preparedness initiatives.

5. Support legislation that discourages drivers from operating motor vehicles while under the influence of drugs or alcohol and maintain state funding to conduct sobriety checkpoints.

6. Support initiatives involving County, State, and Federal governments to reduce and prevent homelessness.