AGENDA

REGULAR MEETING
CYPRESS CITY COUNCIL
August 25, 2025
5:00 P.M. - Closed Session
6:00 P.M. - General Session

www.cypressca.org

5275 Orange Avenue
Cypress, California

Interested in speaking to the City Council? Information about participating in the City Council meeting appears at the end of the agenda.

CALL TO ORDER

5:00 P.M.
Executive Board Room

ROLL CALL

Cypress City Council, also acting as the Ex-Officio Governing Board of Directors of the Cypress Recreation and Park District

Mayor David Burke
Mayor Pro Tem Leo Medrano
Council Member Kyle Chang
Council Member Scott Minikus
Council Member Bonnie Peat

ORAL COMMUNICATIONS ON CLOSED SESSION / WORKSHOP ITEMS (Limited to 30 minutes - three minutes per speaker. The City Council may adjust the time allotted per speaker.)

The public may address the City Council on Closed Session/Workshop items prior to any action taken. Although Council Members may provide brief responses, the City Council may not engage in a discussion with members of the public during the meeting. Please complete a Speaker's Card to address the City Council in-person. Members of the public are encouraged to communicate with the City Council via email at adm@cypressca.org or by calling 714-229-6699.

CLOSED SESSION

PUBLIC EMPLOYEE APPOINTMENT
Pursuant to Government Code Section 54957
Title: Acting/Interim City Manager

CONFERENCE WITH LABOR NEGOTIATOR
Pursuant to Government Code Section 54957.6
Agency designated representatives: Fred Galante, City Attorney
Unrepresented employee: Acting/Interim City Manager

RECONVENE
6:00 P.M.
Council Chambers

ROLL CALL
Cypress City Council, also acting as the Ex-Officio Governing Board of Directors of the Cypress Recreation and Park District

Mayor David Burke
Mayor Pro Tem Leo Medrano
Council Member Kyle Chang
Council Member Scott Minikus
Council Member Bonnie Peat

INVOCATION SeaCoast Grace Church

PLEDGE OF ALLEGIANCE

REPORT OF CLOSED SESSION / WORKSHOP
City Manager/City Attorney

ORAL COMMUNICATIONS ON AGENDA ITEMS (Three minutes per speaker. The City Council may adjust the time allotted per speaker.)

The public may address the City Council on agenda items prior to any action taken. Although Council Members may provide brief responses, the City Council may not engage in a discussion with members of the public during the meeting. Please complete a Speaker's Card to address the City Council in-person. Please follow the instructions at the end of the agenda and wait for the Mayor/City Clerk to call on you to address the City Council virtually. Speakers providing in-person comments will be called first. Members of the public are encouraged to communicate with the City Council via email at adm@cypressca.org or by calling 714-229-6699.

CONSENT CALENDAR

All matters listed on the Consent Calendar are to be approved with one motion unless a Council Member requests separate action on a specific item. Council Members voting no or abstaining on a Consent Calendar item may do so without removing the item from the Consent Calendar.

1. **Introduce and/or Adopt All Ordinances and Resolutions Presented for Consideration by Title Only and to Waive Further Reading**

2. **Adopt a Resolution approving the California State-Subdivision Agreement Regarding Distribution and Use of Settlement Funds with Purdue and Certain of its Affiliates and the Sackler Family**

   Prepared by: Matt Burton, Director of Finance and Administrative Services

   Recommendation: Adopt a Resolution authorizing the City to enter into the Settlement Agreement with Purdue and certain of its affiliates and the Sackler family to resolve lawsuits accusing pharmacy chains of mishandling opioid pain drugs, agree to the terms of the related State-Subdivision Agreement, and authorize entry into the related State-Subdivision Agreement with the Attorney General.

3. **Receive an Update on the Strategic Plan Six-Month Objectives**

   Prepared by: Matt Burton, Director of Finance and Administrative Services

   Recommendation: Receive an update on the Strategic Plan six-month objectives.

4. **Accept the Concrete Rehabilitation (Phase Two), Project 414**

   Prepared by: Nick Mangkalakiri, Director of Public Works

   Recommendation:

   1. Accept the Concrete Rehabilitation (Phase Two), Project 414, in the amount of $106,179.64 and approve the final payment of $5,308.98 to CT&T Concrete Paving Inc.; and

   2. Authorize the City Engineer to file a Notice of Completion with County Recorder.

5. **Accept the Orange Avenue Rehabilitation, Project 315**

   Prepared by: Nick Mangkalakiri, Director of Public Works

   Recommendation:

   1. Accept the Orange Avenue Rehabilitation, Project 315, in the amount of $649,995.41 and approve the final payment of $32,499.77 to Hardy & Harper, Inc.; and

   2. Authorize the City Engineer to file a Notice of Completion with County Recorder.

6. Accept the Sewer System Improvements, Project 385

Prepared by: Nick Mangkalakiri, Director of Public Works

Recommendation:

1. Accept the Sewer System Improvements, Project 385, in the amount of $232,080.08 and approve the final retention payment of $11,604 to Vortex Technologies, LCC; and

2. Authorize the City Engineer to file a Notice of Completion with the County Recorder.

7. Reject All Bids for City Hall East Wing HVAC Replacement, Project 379

Prepared by: Nick Mangkalakiri, Director of Public Works

Recommendation: Reject all bids for City Hall East Wing HVAC Replacement, Project 379.

8. Approve Plans and Specifications and Award Contract for Accessible Pedestrian Signals, Project 407

Prepared by: Nick Mangkalakiri, Director of Public Works

Recommendation:

1. Approve Plans and Specifications for Accessible Pedestrian Signals, Project 407; and

2. Award a contract to Yunex LLC for $434,095 and authorize a contingency of $65,000.

9. Approve Final Tract Map No. 19339 for 5732 Lincoln Avenue

Prepared by: Nick Mangkalakiri, Director of Public Works

Recommendation: Approve Final Tract Map No. 19339 and the Subdivision Improvement Agreement.

10. Receive and File a Residential Parking Permit District Petition and Set a Public Hearing

Prepared by: Nick Mangkalakiri, Director of Public Works

Recommendation:

1. Receive and file the petition to establish a Residential Parking Permit District on Surrey Drive, Lexington Street, Livermore Place, Manchester Place, Dorset Drive, Somerset Lane, Sussex Circle, Dover Circle, and Devon Circle between 2:00 a.m. and 6:00 a.m.; and

2. Set a public hearing for September 8, 2025, to consider establishing the Residential Parking Permit District.

11. Approve an Increase to a Task Order with RSG, Inc. for Buyer Verification Services for the Citrus Square Senior Community

Prepared by: Alicia Velasco, Planning Director

Recommendation: Increase the task order with RSG, Inc. for buyer verification services to $91,128, and authorize a 10% contingency.

12. Receive and File the Investment Reports for the Months Ended June 30, 2025 and July 31, 2025.

Prepared by: Matt Burton, Director of Finance and Administrative Services

Recommendation: Receive and file the attached investment reports.

13. Receive and File Register of Warrants, Transfers, and Wires Issued for the Period of June 7, 2025 through August 8, 2025

Prepared by: Matt Burton, Director of Finance and Administrative Services

Recommendation: Receive and file the attached payment register summarized below for the period of June 7, 2025 through August 8, 2025:

- Electronic Funds Transfers 17393 through 17818
- Warrants 68117 through 68599
- Payroll Transfers W1558 through W1562

NEW BUSINESS

14. Approve First Reading of an Ordinance Updating Municipal Code Section 17 Relating to Smoking Regulations and Potentially Provide Direction for Additional Regulations

Prepared by: Fred Galante, City Attorney

Recommendation:

1. Approve the first reading of an Ordinance, by title only, updating Municipal Code Section 17 to align smoking regulations to State law; and

2. Potentially provide direction for additional regulations.

15. Receive a Report from the Ad Hoc Subcommittee to Consider Options to Ensure the Future Sustainability of the Cypress Community Festival

Prepared by: Ad Hoc Subcommittee, Mayor Burke and Council Member Peat

Recommendation: Receive a report from the ad hoc subcommittee to consider options to ensure the future sustainability of the Cypress Community Festival.

ITEMS REMOVED FROM CONSENT CALENDAR

ORAL COMMUNICATIONS (Three minutes per speaker. The City Council may adjust the time allotted per speaker.)

The public may address the City Council on any item within the subject matter jurisdiction of the City Council. Although Council Members may provide brief responses, the City Council may not discuss nor take action on items that are not on the agenda. Please complete a Speaker's Card to address the City Council in-person. Members of the public are encouraged to communicate with the City Council via email at adm@cypressca.org or by calling 714-229-6699.

COUNCIL MEMBER REPORTS FROM CITY-AFFILIATED BOARDS AND COMMITTEES AND REMARKS

- Bridges at Kraemer Place Community Advisory Board - July 23
- Orange County Fire Authority - June 26
- Orange County Mosquito and Vector Control District - August 21
- Orange County Sanitation District - June 25 and July 23

COUNCIL MEMBER ITEMS FOR FUTURE CONSIDERATION

CITY MANAGER REMARKS

ADJOURNMENT - IN MEMORY OF LOS ANGELES COUNTY SHERIFF DETECTIVES JOSHUA KELLEY-EKLUND, VICTOR LEMUS, AND WILLIAM OSBORN

The next meeting will be an adjourned Regular Meeting, to be held on Monday, September 8, 2025, beginning at 5:30 p.m. in the Executive Board Room.

Council Members and the public should promptly exit the meeting room following adjournment.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted on the City Hall bulletin board and City website not less than 72 hours prior to the meeting. Dated this 21st day of August, 2025.

_____

Alisha Farnell, City Clerk

PUBLIC PARTICIPATION

Members of the public can participate in the City Council meeting in the following ways:

1. Attend In-Person. First-come, first-served seating is available. All attendees must be free of any symptoms associated with contagious illnesses.

2. Attend Virtually via Webinar. Follow this link: **https://attendee.gotowebinar.com/register/5994895184734589529**. Advanced registration is recommended.

The public may address the City Council virtually during Oral Communications on Agenda Items and Public Hearings. Virtual participants must click the 'hand raise' button prior to the end of the first in-person speaker to indicate they wish to address the City Council. Upon clicking the 'hand raise' button, please unmute your microphone and wait for the Mayor/City Clerk to call on you.

 = Hand Raise  = Unmute

3. Submit Public Comments Prior to the Meeting. The public may submit comments via email to cityclerk@cypressca.org. Comments submitted by 3:00 p.m. on the day of the meeting will be added to the meeting record.

4. Watch the Meeting. The City Council meeting can be viewed on Spectrum Cable Channel 36 or on the City's website at **www.cypressca.org/watchlive**.

5. Listen to the Meeting. Listen-only teleconferencing is available by calling (562) 247-8422 and entering Access Code 646-741-224. No registration or audio pin is necessary.

INVOCATION POLICY

The City Council does not endorse the content of the invocation and does not endorse the invocational speaker's particular faith, belief and/or religious denomination. The City Council has an established neutral policy for selecting and scheduling invocational speakers. The City Council's policy on invocations is available from the City Clerk.

AMERICANS WITH DISABILITIES ACT

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) 229-6685 at least 72 hours prior to the meeting to enable the City to make reasonable arrangements to assure accessibility to this meeting.

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **2.**

FROM: Matt Burton, Director of Finance and Administrative Services

DATE: 08/25/2025

SUBJECT: **Adopt a Resolution approving the California State-Subdivision Agreement Regarding Distribution and Use of Settlement Funds with Purdue and Certain of its Affiliates and the Sackler Family**

RECOMMENDATION

Adopt a Resolution authorizing the City to enter into the Settlement Agreement with Purdue and certain of its affiliates and the Sackler family to resolve lawsuits accusing pharmacy chains of mishandling opioid pain drugs, agree to the terms of the related State-Subdivision Agreement, and authorize entry into the related State-Subdivision Agreement with the Attorney General.

DISCUSSION

In 2021, the City Council approved participation in national opioid settlements with drug-makers and distributors (attached). As part of these settlements, the City agreed to a very broad release of opioid-related claims against the settling defendants, which included both known and unknown claims. At the same time, the City Council approved a Distributor Allocation Agreement with the State of California which governs the allocation, distribution and use of settlement fund payments made to California. Amounts allocated to Cypress from these settlement agreements and the proceeds may only be used for opioid remediation activities. Proceeds will be passed on to the County of Orange, who will coordinate remediation activities.

A new nationwide settlement has been reached with Purdue and certain of its affiliates and the Sackler family to resolve lawsuits accusing pharmacy chains of mishandling opioid pain drugs. This nationwide settlement is part of a third round of settlements with retail pharmacy companies that followed the 2021 settlements with drug-makers and distributors and has included settlements in 2023 with Teva, Allergan, CVS, Walgreens, and Walmart, and again in 2024 with Kroger.

Approval of the attached Resolution would authorize the City Manager to carry out all necessary acts to allow the City to participate in this settlement agreement, including the execution and transmittal of all required documents. If the City Council chooses not to

participate, Cypress' allocation will be redistributed to other agencies participating in the settlement rather than being passed on to the County of Orange.

BUDGET IMPACT

The actual amount the City will receive (and pass through to the County) from the settlement depends on a variety of factors, including the number of California municipalities participating.

LEGAL REVIEW

The City Attorney has reviewed and approved the attached Resolution.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

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Attachments

December 2021 Agenda Item
Settlement Document Package
Resolution

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular Item # 7.

FROM: Fred Galante, City Attorney

DATE: 12/13/2021

SUBJECT: **Approve Participation in the National Opioid Settlements**

RECOMMENDATION

That the City Council consider and take the following actions:

1. Approve Settlement Participation Form for the City's participation in the National Opioid Settlement with McKesson Corporation, Cardinal Health, Inc., and AmerisourceBergen Corporation; and

2. Approve Settlement Participation Form for the City's participation in the National Opioid Settlement with Johnson & Johnson, Janssen Pharmaceuticals, Inc., Ortho-McNeil-Janssen Pharmaceuticals, Inc., and Janssen Pharmaceutica, Inc.; and

3. Approve the California State-Subdivision Agreement Regarding Distribution and Use of Settlement Funds - Distributor Settlement; and

4. Approve the California State-Subdivision Agreement Regarding Distribution and Use of Settlement Funds - Janssen Settlement; and

5. Adopt a Resolution approving and authorizing the City Manager to execute the documents identified in Recommendation Nos. 1 through 4; and

6. Authorize the City Manager to carry out all necessary acts such that the City can participate in the National Opioid Settlements, including, but not limited to, the transmittal of the executed documents in Recommendation Nos. 1 through 4.

SUMMARY

Various states, counties, and cities have been in litigation with the McKesson Corporation, Cardinal Health, Inc., and AmerisourceBergen Corporation. (collectively, the "Distributors") and Johnson & Johnson, Janssen Pharmaceuticals, Inc., Ortho-McNeil-Janssen Pharmaceuticals, Inc., and Janssen Pharmaceutica, Inc. (collectively, the "Manufacturer") (for purposes of this report, the Distributors and Manufacturer are collectively referred to as the "Settling Defendants"). The litigation concerns the distribution and manufacture of opioids that have contributed to the opioid addiction epidemic in the United States. Two tentative settlements have been reached with the Distributors and Manufacturer, respectively ("National Opioids Settlements"). A "critical mass" of participation by

states, cities and counties must be achieved in order to proceed. This critical mass is determined by the Settling Defendants in their sole discretion. If a critical mass is not achieved, then the National Opioids Settlements do not proceed and the litigation continues. There are two parts to achieving critical mass: first, a critical mass of states must be achieved and, second, a critical mass of cities and counties must be achieved. At this stage, a critical mass of state participation has already occurred.

DISCUSSION

Assuming there is a critical mass to proceed, the payout amounts under the settlements with the Settling Defendants is contingent upon various factors, including the number of states, cities, and counties participating, with a maximum payout of $21 billion over the course of 18 years by the Distributors and $5 billion over no more than nine years by the Manufacturer to all participating entities. A fraction of that amount will be received by California, its counties, and cities. The actual amount for the City is dependent on a number of variables, including, but not limited to, the number of California cities and counties participating, whether or not cities later sue the Settling Defendants, and certain actions that may be taken by the State of California. Further, the City's share of the potential amount is determined using three factors: (1) Opioid use disorder; (2) Opioid deaths; and (3) Opioid dosage. If the City participates, the funds will automatically be allocated to the County unless the City opts to receive the funds directly; however, there are certain reporting and tracking requirements if the City receives the funds directly (see below).

By participating in the National Opioid Settlements, the City would be agreeing to a very broad release of claims relating in any way to opioids against the Settling Defendants, which includes both known and unknown claims. However, not participating and litigating on its own means that the City is required to comply with very strict deadlines with respect to litigation.

The National Opioids Settlements will allow for a range of approved abatement uses, which includes a range of intervention, treatment, education, and recovery services. However, the use of funds are restricted to the abatement uses, including 50% per calendar year on high impact abatement uses, identified in the settlements (see, e.g., Attachments 3 and 4, and Exhibit E of Attachments 6 and 7). There are also significant public reporting and tracking requirements on the expenditures for such funds, which may make County receipt and expenditure of such funds more desirable. For example, the settlement with the Manufacturer would require the following reporting and tracking:

1. Preparation of annual written reports regarding the use of the funds. This report must include a certification that all funds received have been used in compliance with the Manufacturer settlement agreements. This report must be in a form that is approved by the California Department of Health Care Services ("DHCS").
2. The City would be required to track all deposits and expenditures.
3. Funds not used for a permitted purpose must be identified and included in the annual report (including any attorneys' fees, investigation costs, or litigation costs). This information must also be reported to the Manufacturer and the settlement fund administrator.

In terms of enforcement, if DHCS believes that the use of settlement funds is inconsistent with the requirements, it must meet and confer with subdivision (i.e., the City), and if not resolved, DHCS may perform an audit. If the issue is not resolved, DHCS can bring a motion or action in court to resolve the concern or to enforce the terms of the settlement agreement/state-allocation agreement. There are also time limits on expenditure where money not expended or encumbered within 5 years of receipt must be transferred to the State. However, these requirements only apply to the City if it elects to receive direct distribution and does not apply if the funds go to the County.

The National Opioids Settlements also provide for injunctive relief that requires changes to the Distributors' and Manufacturer's conduct. This includes the creation of a clearinghouse through which the Distributors will be required to account for their own shipments and the shipments of the

other distributors, in order to detect, stop, and report suspicious opioids orders. In addition, the Manufacturer (which ceased marketing opioids in 2015 and ceased selling opioids in 2020) will not market or sell any opioid products in the next ten years and has agreed to cease lobbying concerning prescription opioids for ten years.

Approval of Recommendation Nos. 1 and 2 would authorize the City to participate in the National Opioid Settlements with the Settling Defendants on the terms and conditions of those settlement agreements. (Attachments 1 and 2)

Approval of Recommendation Nos. 3 and 4 would approve agreements with the State of California on the distribution and use of settlement funds, consistent with the National Settlement Agreements. (Attachments 3 and 4)

Approval of Recommendation No. 5 would approve and authorize the City Manager to execute all documentation necessary to participate in the National Opioid Settlements. (Attachment 5)

Approval of Recommendation No. 6 would authorize the City Manager to carry out all necessary acts to allow the City to participate in the National Opioid Settlements, including the transmittal of the above-mentioned executed documents.

City Council approval and authorization to execute, submit, and receipt of all required documents must be completed before January 2, 2022.

BUDGET IMPACT

Use of funds are restricted to the abatement of impacts of the opioid epidemic, including 50% per calendar year on high impact abatement uses, identified in the settlements. The actual amounts the City will receive depends on various factors, such as the number of California jurisdictions that participate in the settlement.

LEGAL REVIEW

The City Attorney prepared the report.

APPROVED BY: Peter Grant, City Manager

Attachments

Attachment 1 - Nat'l Opioid Settlement Form

Attachment 2 - Janssen Opioid Settlement Form

Attachment 3 - Final State Agreement Distributors Settlement

Attachment 4 - Final State Janssen Agreement Settlement

Attachment 5 - Resolution Authorizing CM to Sign Settlement

Attachment 6 - Final Distributor Settlement Agreement

Attachment 7 - Janssen Agreement

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New National Opioids Settlement: Purdue
Opioids Implementation Administrator
opioidsparticipation@rubris.com

Cypress city, CA
Reference Number: CL-1730553

TO LOCAL POLITICAL SUBDIVISIONS:

THIS PACKAGE CONTAINS DOCUMENTATION TO PARTICIPATE IN THE NEW NATIONAL OPIOIDS SETTLEMENT. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: September 30, 2025

A new proposed national opioids settlement has been reached with Purdue (and certain of its affiliates) and the Sackler family. This *Participation Package* is a follow-up communication to the *Notice of New National Opioids Settlement* recently received electronically by your subdivision.

The proposed settlement is being implemented in connection with Purdue's bankruptcy proceedings, and consists of, among other things, a settlement of Purdue's claims against the Sacklers and certain other parties (referred to as the "Purdue Estate Settlement"), and settlements of direct claims against the Sacklers held by States, local governments and other creditors (collectively, the "Purdue Direct Settlement", and together with the Estate Settlement, the "Purdue Settlement"). The Purdue Direct Settlement for States and local governments is documented in the Governmental Entity and Shareholder Direct Settlement Agreement.

You are receiving this *Participation Package* because all eligible States and territories, including California, are participating in the Purdue Direct Settlement.

This electronic envelope contains:

- The *Participation Form* for the Purdue Direct Settlement, including a release of any claims; and
- The *Proposed California State-Subdivision Agreement Regarding Distribution and Use of Settlement Funds - Purdue/Sackler Settlement* (*"California State-Subdivision Agreement")*, which governs the allocation, distribution, and use of abatement funds from the Purdue Settlement paid to California.

The *Participation Form* and *California State-Subdivision Agreement* must be executed, without alteration, and submitted on or before September 30, 2025, in order for your subdivision to be considered for initial participation calculations and payment eligibility under the Purdue Direct Settlement.

Based upon subdivision participation forms received on or before September 30, 2025, the subdivision participation rate will be used to determine whether

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participation is sufficient for the Purdue Settlement to move forward and whether a state earns its maximum potential payment under the Purdue Direct Settlement. If the Purdue Settlement moves forward and goes effective, your release will become effective. If the Purdue Settlement does not move forward, that release will not become effective.

Any subdivision that does not participate in the Purdue Direct Settlement cannot directly share in the Purdue Direct Settlement funds, even if other subdivisions in the state are participating and sharing in those Purdue Direct Settlement funds. Any subdivision that does not participate may also reduce the amount of money for programs to remediate the opioid crisis in its state. Please note, a subdivision will not necessarily directly receive Purdue Settlement funds by participating; decisions on how Purdue Settlement funds will be allocated within a state are subject to intrastate agreements or state statutes.

You are encouraged to discuss the terms and benefits of the Purdue Settlement with your counsel, your Attorney General's Office, and other contacts within your state. The State of California, along with a group of cities and counties, negotiated the *California State-Subdivision Agreement*, which governs the allocation, distribution, and use of abatement funds from the Purdue Settlement paid to California. The allocation of abatement funds will be similar to the allocation in the prior opioids settlements, where the vast majority (85%) of abatement funds is expected to go to local governments.

Information and documents regarding the Purdue Settlement, including a complete copy of the Governmental Entity and Shareholder Direct Settlement Agreement, and how it is being implemented in your state and how funds will be allocated within your state can be found on the national settlement website at https://nationalopioidsettlement.com/purdue-sacklers-settlements/. This website will be supplemented as additional documents are created.

How to return signed forms:

There are three methods for returning the executed *Participation Form* and any supporting documentation to the Implementation Administrator:

(1) *Electronic Signature via DocuSign*: Executing the *Participation Form* and *California State-Subdivision Agreement* electronically through DocuSign will return the signed form and agreement to the Implementation Administrator and associate your form and agreement with your subdivision's records. Electronic signature is the most efficient method for returning the *Participation Form* and *California State-Subdivision Agreement*, allowing for more timely participation and the potential to meet higher settlement payment thresholds, and is therefore strongly encouraged.

(2) *Manual Signature returned via DocuSign*: DocuSign allows forms to be downloaded, signed manually, then uploaded to DocuSign and returned automatically to the Implementation Administrator. Please be sure to complete

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all fields. As with electronic signature, returning a manually signed *Participation Form* and *California State-Subdivision Agreement* via DocuSign will associate your signed form and agreement with your subdivision's records.

(3) *Manual Signature returned via electronic mail*: If your subdivision is unable to return an executed *Participation Form* and *California State-Subdivision Agreement* using DocuSign, the signed *Participation Form* and *California State-Subdivision Agreement* may be returned via electronic mail to opioidsparticipation@rubris.com. Please include the name, state, and reference ID of your subdivision in the body of the email and use the subject line Settlement Participation Form – [Subdivision Name, Subdivision State] – [Reference ID].

Detailed instructions on how to sign and return the *Participation Form* and *California State-Subdivision Agreement*, including changing the authorized signer, can be found at https://nationalopioidsettlement.com/purdue-sacklers-settlements/. You may also contact opioidsparticipation@rubris.com.

YOU MUST PARTICIPATE IN THE PURDUE DIRECT SETTLEMENT BY RETURNING YOUR PARTICIPATION FORM AND CALIFORNIA STATE-SUBDIVISION AGREEMENT IN ORDER TO RECEIVE THE BENEFITS OF THE PURDUE SETTLEMENT.

Please note that this is NOT a solicitation or a request for subdivisions to submit votes on the Purdue bankruptcy plan. This settlement package only pertains to a decision to participate in the Purdue Direct Settlement. If you receive a package to vote on the plan you should follow the applicable instructions for voting. PLEASE NOTE THAT VOTING ON THE PLAN IS SEPARATE FROM PARTICIPATION IN THE PURDUE DIRECT SETTLEMENT.

The sign-on period for subdivisions ends on September 30, 2025.

If you have any questions about executing the *Participation Form*, please contact your counsel, the Implementation Administrator at opioidsparticipation@rubris.com, or the California Attorney General's Office at opioidsettlement-localgovernment@doj.ca.gov.

Thank you,

Implementation Administrator for the Purdue Direct Settlement

The Implementation Administrator is retained to provide the settlement notice required by the Purdue Direct Settlement to manage the collection of the participation forms for it.

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EXHIBIT K

Subdivision Participation and Release Form

Governmental Entity: Cypress city	State: CA
Authorized Signatory:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("*Governmental Entity*"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to that certain Governmental Entity & Shareholder Direct Settlement Agreement accompanying this participation form (the "*Agreement*")[1], and acting through the undersigned authorized official, hereby elects to participate in the Agreement, grant the releases set forth below, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Agreement, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Agreement and become a Participating Subdivision as provided therein.

2. The Governmental Entity shall promptly after the Effective Date, and prior to the filing of the Consent Judgment, dismiss with prejudice any Shareholder Released Claims and Released Claims that it has filed. With respect to any Shareholder Released Claims and Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at https://nationalopioidsettlement.com.

3. The Governmental Entity agrees to the terms of the Agreement pertaining to Participating Subdivisions as defined therein.

4. By agreeing to the terms of the Agreement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning following the Effective Date.

5. The Governmental Entity agrees to use any monies it receives through the Agreement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as and to the extent provided in, and for resolving disputes to the extent provided in, the

[1] Capitalized terms used in this Exhibit K but not otherwise defined in this Exhibit K have the meanings given to them in the Agreement or, if not defined in the Agreement, the Master Settlement Agreement.

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Agreement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Agreement.

7. The Governmental Entity has the right to enforce the Agreement as provided therein.

8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Agreement, including without limitation all provisions of Article 10 (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Subdivision Releasor, to the maximum extent of its authority, for good and valuable consideration, the adequacy of which is hereby confirmed, the Shareholder Released Parties and Released Parties are, as of the Effective Date, hereby released and forever discharged by the Governmental Entity and its Subdivision Releasors from: any and all Causes of Action, including, without limitation, any Estate Cause of Action and any claims that the Governmental Entity or its Subdivision Releasors would have presently or in the future been legally entitled to assert in its own right (whether individually or collectively), notwithstanding section 1542 of the California Civil Code or any law of any jurisdiction that is similar, comparable or equivalent thereto (which shall conclusively be deemed waived), whether existing or hereinafter arising, in each case, (A) directly or indirectly based on, arising out of, or in any way relating to or concerning, in whole or in part, (i) the Debtors, as such Entities existed prior to or after the Petition Date, and their Affiliates, (ii) the Estates, (iii) the Chapter 11 Cases, or (iv) Covered Conduct and (B) as to which any conduct, omission or liability of any Debtor or any Estate is the legal cause or is otherwise a legally relevant factor (each such release, as it pertains to the Shareholder Released Parties, the "Shareholder Released Claims", and as it pertains to the Released Parties other than the Shareholder Released Parties, the "Released Claims"). For the avoidance of doubt and without limiting the foregoing: the Shareholder Released Claims and Released Claims include any Cause of Action that has been or may be asserted against any Shareholder Released Party or Released Party by the Governmental Entity or its Subdivision Releasors (whether or not such party has brought such action or proceeding) in any federal, state, or local action or proceeding (whether judicial, arbitral, or administrative) (A) directly or indirectly based on, arising out of, or in any way relating to or concerning, in whole or in part, (i) the Debtors, as such Entities existed prior to or after the Petition Date, and their Affiliates, (ii) the Estates, (iii) the Chapter 11 Cases, or (iv) Covered Conduct and (B) as to which any conduct, omission or liability of any Debtor or any Estate is the legal cause or is otherwise a legally relevant factor.

9. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Shareholder Released Claims or Released Claims against any Shareholder Released Party or Released Party in any forum whatsoever, subject in all respects to Section 9.02 of the Master Settlement Agreement. The releases provided for herein (including the term "Shareholder Released

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Claims" and "Released Claims") are intended by the Governmental Entity and its Subdivision Releasors to be broad and shall be interpreted so as to give the Shareholder Released Parties and Released Parties the broadest possible release of any liability relating in any way to Shareholder Released Claims and Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Agreement shall be a complete bar to any Shareholder Released Claim and Released Claims.

10. To the maximum extent of the Governmental Entity's power, the Shareholder Released Parties and the Released Parties are, as of the Effective Date, hereby released and discharged from any and all Shareholder Released Claims and Released Claims of the Subdivision Releasors.

11. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Agreement.

12. In connection with the releases provided for in the Agreement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Shareholder Released Claims or such other Claims released pursuant to this release, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Shareholder Released Claims or such other Claims released pursuant to this release that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Agreement.

13. Nothing herein is intended to modify in any way the terms of the Agreement, to which Governmental Entity hereby agrees. To the extent any portion of this Participation and Release Form not relating to the release of, or bar against, liability is interpreted differently from the Agreement in any respect, the Agreement controls.

14. Notwithstanding anything to the contrary herein or in the Agreement, (x) nothing herein shall (A) release any Excluded Claims or (B) be construed to impair in any way the rights and obligations of any Person under the Agreement; and (y) the Releases set forth herein shall be subject to being deemed void to the extent set forth in Section 9.02 of the Master Settlement Agreement.

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I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

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Proposed California State-Subdivision Agreement Regarding Distribution and Use of Settlement Funds Purdue/Sackler Settlement

1. Introduction

The State of California[1] and certain of its cities and counties have reached this proposed agreement (the "California Purdue/Sackler State-Subdivision Agreement" or the "Agreement") to govern the payments made to California in *In re: Purdue Pharma L.P., et al*, Case No. 19-23649, pending in the United States Bankruptcy Court, Southern District of New York (the "Purdue Bankruptcy Matter") and pursuant to the related settlement with the Sacklers.

This Agreement is proposed to govern the allocation, distribution, and use of payments, including the Statewide Payment Amounts, consisting of Base Payments and Incentive Payments, and Estate Distributions, paid to California pursuant to the Governmental Entity & Shareholder Direct Settlement Agreement ("GESA"), the Master Settlement Agreement ("MSA"), the Thirteenth Amended Joint Chapter 11 Plan of Reorganization of Purdue Pharma L.P. and its Affiliated Debtors (the "Plan"), and the Governmental Remediation Trust Agreement ("GRTA"), and any revisions thereto (collectively, the "Governing Documents"), filed in the Purdue Bankruptcy Matter.

For the avoidance of doubt, this Agreement does not apply to payments of attorneys' fees and costs made to California, including any payments to California from the Local Government Costs and Expenses Fund and the State Expenses Fund and payments pursuant to Sections 9.01, 9.02, and 9.03 and Exhibit R of the GESA and Sections 5.9(a) and 5.9(b) of the Plan, unless otherwise noted.

Pursuant to Exhibit O, paragraph 4, of the GESA, acceptance of this California State-Subdivision Agreement is a requirement to be an Initial Participating Subdivision.

2. Definitions

a) *CA Participating Subdivision* means a General Purpose Government that is a Participating Subdivision and also (a) a Plaintiff Subdivision; (b) a Primary Subdivision; and/or (c) a Non-Litigating Threshold Subdivision. For the avoidance of doubt, eligible CA Participating Subdivisions are those California Subdivisions listed in Exhibits C (excluding Litigating Special Districts), I, and/or W to the GESA.

b) *CA Litigating Special District* means a Litigating Special District located in California. For the avoidance of doubt, CA Litigating Special District does not include School Districts and certain Health and Hospital Special Districts that fall under a separate creditor group in the Purdue Bankruptcy Plan.

[1] For purposes of clarity, use of the term "California" refers to the geographic territory of California and the state and its local governments therein. The term "State" or "State of California" refers to the State of California as a governmental unit.

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c) *Plaintiff Subdivision* means a Subdivision located in California, other than a CA Litigating Special District, that filed a lawsuit, on behalf of the Subdivision and/or through an official of the Subdivision on behalf of the People of the State of California, against one or more Opioid Defendants prior to October 1, 2020.

d) *Opioid Defendant* means any defendant (including but not limited to Alvogen, Inc. Amneal Pharmaceuticals LLC; Apotex Corp., Hikma Pharmaceuticals USA Inc. f/k/a West-Ward Pharmaceuticals Corp.; Indivior Inc.; Viatris Inc. a/k/a Mylan N.V.; Sun Pharmaceutical Industries, Inc.; Zydus Pharmaceuticals (USA) Inc.; Kroger Co., Teva Pharmaceutical Industries Ltd., Allergan Finance, LLC, Allergan Limited, CVS Health Corporation, CVS Pharmacy, Inc., Walgreen Co., Walmart Inc., Johnson & Johnson, Janssen Pharmaceuticals, Inc., Purdue Pharma L.P., Cardinal Health, Inc., Cencora, Inc. f/k/a AmerisourceBergen Corporation, McKesson Corporation, Dr. Richard S. Sackler, Beverly Sackler, Jonathan Sackler, David Sackler, Marianna Sackler, Theresa Sackler, Ilene Sackler Lefcourt, Dr. Kathe Sackler, and Mortimer D.A. Sackler) named in a lawsuit seeking damages, abatement, or other remedies related to or caused by the opioid public health crisis in any lawsuit brought by any state or local government on or before October 1, 2020.

3. General Terms

This Agreement is subject to the requirements of the Governing Documents, as well as applicable law, and the Governing Documents govern over any inconsistent provision of this California Purdue/Sackler State-Subdivision Agreement. Terms not otherwise defined herein shall have the same meaning as in the Governing Documents.

All payments made to the State of California and CA Participating Subdivisions subject to this Agreement will be used for Opioid Remediation, except as allowed by Section 5.02(b) of the GESA and Section 4.01(f)(ii) of the MSA.

This Agreement does not apply to funds received by California for attorneys' fees and cost, including payments from the Local Government Costs and Expenses Fund or the State Expenses Fund, unless otherwise noted.

4. State Allocation

Funds allocated to California shall be combined pursuant to this Agreement, and 15% of that total shall be allocated to the State of California (the "State of California Allocation"), 70% to the California Abatement Accounts Fund ("CA Abatement Accounts Fund"), and 15% to the California Subdivision Fund ("CA Subdivision Fund").

A. State of California Allocation

Fifteen percent of the payments to California subject to this Agreement will be allocated to the State and used by the State for future Opioid Remediation.

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B. CA Abatement Accounts Fund

i. Allocation of CA Abatement Accounts Funds

a) Seventy percent of the payments to California subject to this Agreement will be allocated to the CA Abatement Accounts Fund. The funds in the CA Abatement Accounts Fund will be allocated based on the allocation model developed in connection with the proposed negotiating class in the National Prescription Opiate Litigation (MDL No. 2804), as adjusted to reflect only those cities and counties that are eligible, based on population or litigation status, to become a CA Participating Subdivision. The percentage from the CA Abatement Accounts Fund allocated to each CA Participating Subdivision is set forth in Appendix 1 in the column entitled abatement percentage (the "Local Allocation"). For the avoidance of doubt, CA Litigating Special Districts and California towns, cities, and counties with a population less than 10,000 (except those that are Plaintiff Subdivisions) are not eligible to receive an allocation of CA Abatement Accounts Funds.

b) A CA Participating Subdivision that is a county, or a city and county, will be allocated its Local Allocation share as of the date on which it becomes a Participating Subdivision, and will receive payments as provided in the Governing Documents and this Agreement.

c) A CA Participating Subdivision that is a city will be allocated its Local Allocation share as of the date on which it becomes a Participating Subdivision. The Local Allocation share for a city that is a CA Participating Subdivision will be paid to the county in which the city is located, rather than to the city, so long as the county is a CA Participating Subdivision; *provided, however*, that if a city currently receives direct payment of its share of funds in the National Opioids Settlement with Distributors Cencora, Inc. (f/k/a AmerisourceBergenCorporation), Cardinal Health, Inc., and McKesson Corporation (the "Distributors Settlement"), that city's Local Allocation amount will be paid directly to the city. A Local Allocation share allocated to a city but paid to a county is not required to be spent exclusively for abatement activities in that city, but will become part of the county's share of the CA Abatement Accounts Funds, which will be used in accordance with Section 4.B.ii (Use of CA Abatement Accounts Funds).

d) A city within a county that is a CA Participating Subdivision may opt in or out of direct payment at any time, and it may also elect direct payment of only a portion of its share, with the remainder going to the county, by providing notice to the Settlement Administrator at least 60 days prior to a Payment Date.

e) The State will receive the Local Allocation share of any payment that is attributable to a county or city that is eligible to become a CA Participating Subdivision, but has not, for a particular payment, become a Participating Subdivision.

f) Funds received by a CA Participating Subdivision, and not expended or encumbered within five years of receipt and in accordance with the Governing Documents and this

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Agreement shall be transferred to the State; provided however, that CA Participating Subdivisions have seven years to expend or encumber CA Abatement Accounts Funds designated to support capital outlay projects before they must be transferred to the State.

ii. Use of CA Abatement Accounts Funds

a) The CA Abatement Accounts Funds will be used for future Opioid Remediation in one or more of the areas described in the List of Opioid Remediation Uses, which is Exhibit E to the GESA.

b) In addition to this requirement, no less than 50% of the funds received by a CA Participating Subdivision from the CA Abatement Accounts Fund in each calendar year will be used for one or more of the following High Impact Abatement Activities:

(1) the provision of matching funds or operating costs for substance use disorder facilities within the Behavioral Health Continuum Infrastructure Program;

(2) creating new or expanded Substance Use Disorder ("SUD") treatment infrastructure;

(3) addressing the needs of communities of color and vulnerable populations (including sheltered and unsheltered homeless populations) that are disproportionately impacted by SUD;

(4) diversion of people with SUD from the justice system into treatment, including by providing training and resources to first and early responders (sworn and non-sworn) and implementing best practices for outreach, diversion and deflection, employability, restorative justice, and harm reduction;

(5) interventions to prevent drug addiction in vulnerable youth, including but not limited to, youth in foster care, juvenile justice-impacted youth, youth experiencing adversities related to socioeconomic status, and unhoused youth; and/or

(6) the purchase of naloxone for distribution and efforts to expand access to naloxone for opioid overdose reversals.

c) The California Department of Health Care Services ("DHCS") may add to this list (but not delete from it) by designating additional High Impact Abatement Activities. DHCS will make reasonable efforts to consult with stakeholders, including the CA Participating Subdivisions, before adding additional High Impact Abatement Activities to this list.

d) For the avoidance of doubt, and subject to the requirements of the Governing Documents and applicable law, CA Participating Subdivisions may form agreements or ventures, or otherwise work in collaboration with, federal, state, local, tribal or private sector entities in pursuing Opioid Remediation activities funded from the CA Abatement Accounts Fund. Further, provided that all CA Abatement Accounts Funds are used for Opioid Remediation consistent with the Governing Documents and this Agreement, a county and

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any cities or towns within the county may agree to reallocate their respective shares of the CA Abatement Accounts Funds among themselves, provided that any direct distribution may only be to a CA Participating Subdivision and any CA Participating Subdivision must agree to their share being reallocated.

iii. CA Abatement Accounts Fund Oversight

a) Pursuant to Section 5 below, CA Participating Subdivisions receiving funds pursuant to the Purdue Bankruptcy Plan and related Sackler settlement must prepare and file reports annually regarding the use of those funds. DHCS may regularly review the reports prepared by CA Participating Subdivisions about the use of CA Abatement Accounts Funds for compliance with the Governing Documents and this Agreement.

b) If DHCS determines that a CA Participating Subdivision's use of CA Abatement Accounts Funds is inconsistent with the Governing Documents or this Agreement, whether through review of reports or information from any other sources, DHCS shall send a request to meet and confer with the CA Participating Subdivision. The parties shall meet and confer in an effort to resolve the concern.

c) If the parties are unable to reach a resolution, DHCS may conduct an audit of the Subdivision's use of the CA Abatement Accounts Funds within one year of the request to meet and confer, unless the parties mutually agree in writing to extend the meet and confer time frame.

d) If the concern still cannot be resolved, the State may bring a motion or action against the Subdivision in the court where the State has filed its Consent Judgment to resolve the concern or otherwise enforce the requirements of the Governing Documents or this Agreement. However, in no case shall any audit be conducted, or motion be brought, as to a specific expenditure of funds, more than five years after the date on which the expenditure of the funds was reported to DHCS, in accordance with this Agreement.

e) Notwithstanding the foregoing, this Agreement does not limit the statutory or constitutional authority of any state or local agency or official to conduct audits, investigations, or other oversight activities, or to pursue administrative, civil, or criminal enforcement actions.

C. CA Subdivision Fund

i. Fifteen percent of the payments to California subject to this Agreement will be allocated to the CA Subdivision Fund. All funds in the CA Subdivision Fund will be allocated among the Plaintiff Subdivisions that are Initial Participating Subdivisions. The funds will be used, subject to any limits imposed by the Governing Documents and this Agreement, to fund future Opioid Remediation and reimburse past opioid-related expenses, which may include fees and expenses related to litigation.

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However, in no event shall more than one-third (5% out of the 15%) be used for litigation-related fees and expenses.

D. Provision for State Back-Stop Agreement

On August 6, 2021, Judge Dan Polster of the U.S. District Court, Northern District of Ohio, Eastern Division, issued an order (ECF Docket Number 3814) ("MDL Fees Order") in the National Prescription Opiate Litigation (MDL No. 2804) "cap[ping] all applicable contingent fee agreements at 15%." Private counsel representing Plaintiff Subdivisions should seek its contingency fees and costs from the Local Government Costs and Expenses Fund pursuant to the Governing Documents, and if applicable, the Attorney Fee Fund or Cost Funds under the settlement agreements with other Opioid Defendants.

A Plaintiff Subdivision may separately agree to use up to one-third (5% out of the 15%) of its share of the CA Subdivision Fund to pay for fees or costs incurred by its contingency-fee counsel ("State Back-Stop Agreement"), pursuant to Exhibit R of the GESA and the MDL Fees Order, so long as: (1) such payments, together with any payments to contingency-fee counsel from the Local Government Costs and Expenses Fund related to such Plaintiff Subdivision, do not exceed 15% of a Plaintiff Subdivision's total gross recovery under this Agreement; and (2) Plaintiff Subdivision certifies that any payments made under a State Back-Stop Agreement will be made in accordance with the 95% Opioid Abatement use requirements under Section 5.02(a) of the GESA and Section 4.01(f)(i) of the MSA. Before seeking fees or litigation costs and expenses from a State Back-Stop Agreement, private counsel representing Plaintiff Subdivisions must first seek contingency fees and costs from the Local Government Costs and Expenses Fund funded pursuant to the Governing Documents. Further, private counsel may only seek reimbursement for litigation fees and costs that have not previously been reimbursed through prior settlements or judgments.

To effectuate a State Back-Stop Agreement pursuant to this section, an agreement in the form of Appendix 2 may be entered into by a Plaintiff Subdivision, private counsel, and the California Office of the Attorney General. The California Office of the Attorney General shall, upon the request of a Plaintiff Subdivision, execute any agreement executed by a Plaintiff Subdivision and its private counsel if it is in the form of Appendix 2. The California Office of the Attorney General will also consider requests from Plaintiff Subdivisions to execute and enter into agreements presented in other forms.

For the avoidance of doubt, this Agreement does not require a Plaintiff Subdivision to request or enter into a State Back-Stop Agreement, and no State Back-Stop Agreement shall impose any duty or obligation on the State of California or any of its agencies or officers, including without limitation the Attorney General.



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5. State and Subdivision Reporting

a) DHCS will prepare an annual written report regarding the State's use of funds from the settlement until those funds are fully expended and for one year thereafter. These reports will be made publicly available on the DHCS web site.

b) Each CA Participating Subdivision that receives payments of funds from the Purdue Bankruptcy Plan and related Sackler settlement will prepare written reports at least annually regarding the use of those funds, until those funds are fully expended and for one year thereafter. These reports will also include a certification that all funds that the CA Participating Subdivision has received through the Purdue Bankruptcy Plan and related Sackler settlement have been used in compliance with the Governing Documents and this Agreement. The report will be in a form reasonably determined by DHCS. Prior to specifying the form of the report DHCS will confer with representatives of the Plaintiff Subdivisions.

c) The State and all CA Participating Subdivisions receiving CA Abatement Accounts Funds will track all deposits and expenditures. Each such subdivision is responsible solely for the CA Abatement Accounts Funds it receives. A county is not responsible for oversight, reporting, or monitoring of CA Abatement Accounts Funds received by a city within that county that receives direct payment. Unless otherwise exempt, Subdivisions' expenditures and uses of CA Abatement Accounts Funds and other payments will be subject to the normal budgetary and expenditure process of the Subdivision.

d) Each Plaintiff Subdivision receiving CA Subdivision Funds will track all deposits and expenditures, as required by the Governing Documents and this Agreement. Among other things, Plaintiff Subdivisions using monies from the CA Subdivision Fund for purposes that do not qualify as Opioid Remediation must identify and include in their annual report, the amount and how such funds were used, including if used to pay attorneys' fees, investigation costs, or litigation costs. Pursuant to Section 5.02(b) of the GESA and Section 4.01(f)(ii) of the MSA, such information must also be reported to the Settlement Administrator and Sackler Parties' Representative.

e) In each year in which DHCS prepares an annual report DHCS will also host a meeting to discuss the annual report and the Opioid Remediation activities being carried out by the State and Participating Subdivisions.

6. Miscellaneous

a) The State or any CA Participating Subdivision may bring a motion or action in the court where the State has filed its Consent Judgment to enforce the requirements of this California Purdue/Sackler State-Subdivision Agreement. Before filing such a motion or action the State will meet and confer with any CA Participating Subdivision that is the subject of the anticipated motion or action, and vice versa.



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b) Except as provided in the Governing Documents, this California Purdue/Sackler State-Subdivision Agreement is not enforceable by any party other than the State and the CA Participating Subdivisions. It does not confer any rights or remedies upon, and shall not be enforceable by, any third party.

c) Except as provided in this Agreement, if any provision of this Agreement or the application thereof to any person, entity, or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision to persons, entities, or circumstances other than those as to which it is invalid or unenforceable, will not be affected thereby, and each other provision of this Agreement will be valid and enforceable to the fullest extent permitted by law.

d) Except as provided in the Governing Documents, this Agreement shall be governed by and interpreted in accordance with the laws of California.

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The undersigned, Cypress city, CA, ACKNOWLEDGES acceptance of this Proposed California State-Subdivision Agreement Regarding Distribution and Use of Settlement Funds - Purdue/Sackler Settlement is a requirement to be an Initial Participating Subdivision and ACCEPTS this Proposed California State-Subdivision Agreement Regarding Distribution and Use of Settlement Funds - Purdue/Sackler Settlement.

I swear under penalty of perjury that I have all necessary power and authorization to execute this agreement on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

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APPENDIX 1

DISCLAIMER: The allocation percentages herein are estimates only and should not be relied on for decisions regarding legal rights, releases, waivers, or other decisions affecting current or potential legal claims. Percentages shown in the Plaintiff Subdivision Percentage column may change pursuant to Section 4.C. of the Proposed California State-Subdivision Agreement Regarding Distribution and Use of Settlement Funds—Purdue/Sackler Settlement, whereas the percentages shown in the Abatement Percentage column should not change. Participating Subdivisions, underlying calculations, and the calculated allocation percentages are subject to change. Regarding the column herein entitled "Abatement Percentage," pursuant to Section 4.B.e., the State of California will receive the Local Allocation share of any payment to the Settlement Fund that is attributable to a county or city that is eligible to become a CA Participating Subdivision, but that has not, as of the date of that payment to the Settlement Fund, become a Participating Subdivision. Regarding the column herein entitled "Plaintiff Subdivision Percentage," payments allocated to a Plaintiff Subdivision, which is not an Initial Participating Subdivision, will be re-allocated among the Plaintiff Subdivisions that are Initial Participating Subdivisions. Regarding the column herein entitled "Abatement Percentage," the annotation of "100%" refers to one-hundred percent (100%) of the California Abatement Account Funds received, pursuant to Section 4.B. Regarding the column herein entitled "Plaintiff Subdivision Percentage," the annotation of "100%" refers to one-hundred percent (100%) of the California Subdivision Funds received, pursuant to Section 4.C. Regarding the column herein entitled "Weighted Allocation Percentage," the annotation of "100%" refers to one-hundred percent (100%) of the combined and weighted allocation of the Abatement Percentage and the Plaintiff Subdivision Percentage.

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APPENDIX 1

			100.000%	100.000%	100.000%
Participating Subdivision Classification	**Participating Subdivision**	**County**	**Abatement Percentage**	**Plaintiff Subdivision Percentage**	**Weighted Allcation Percentage**
County	***Alameda County***	Alameda	2.332%	2.853%	**2.4237952%**
City	Alameda	Alameda	0.069%		**0.0570162%**
City	Albany	Alameda	0.013%		**0.0107768%**
City	Berkeley	Alameda	0.152%		**0.1249656%**
City	Dublin	Alameda	0.033%	0.040%	**0.0338810%**
City	Emeryville	Alameda	0.023%		**0.0185765%**
City	Fremont	Alameda	0.108%		**0.0888576%**
City	Hayward	Alameda	0.117%		**0.0966218%**
City	Livermore	Alameda	0.054%		**0.0446740%**
City	Newark	Alameda	0.026%		**0.0217626%**
City	Oakland	Alameda	0.486%	0.595%	**0.5055601%**
City	Piedmont	Alameda	0.014%		**0.0114064%**
City	Pleasanton	Alameda	0.067%		**0.0554547%**
City	San Leandro	Alameda	0.039%		**0.0321267%**
City	Union City	Alameda	0.043%		**0.0352484%**
County	***Amador County***	Amador	0.226%	0.277%	**0.2349885%**
County	***Butte County***	Butte	1.615%	1.975%	**1.6783178%**
City	Chico	Butte	0.216%	0.264%	**0.2246499%**
City	Oroville	Butte	0.079%		**0.0646595%**
County	***Calaveras County***	Calaveras	0.226%	0.277%	**0.2351644%**
County	***Colusa County***	Colusa	0.059%		**0.0489221** %
County	***Contra Costa County***	Contra Costa	2.102%	2.571%	**2.1844585%**
City	Antioch	Contra Costa	0.037%		**0.0301879%**
City	Brentwood	Contra Costa	0.026%		**0.0215339%**
City	Clayton	Contra Costa	0.002%		**0.0018060%**
City	Concord	Contra Costa	0.055%		**0.0456676%**
City	Danville	Contra Costa	0.010%		**0.0082255%**
City	El Cerrito	Contra Costa	0.023%		**0.0189024%**
City	Hercules	Contra Costa	0.010%		**0.0078273%**

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APPENDIX 1

Participating Subdivision Classification	Participating Subdivision	County	Abatement Percentage	Plaintiff Subdivision Percentage	Weighted Allcation Percentage
City	Lafayette	Contra Costa	0.006%		**0.0046030%**
City	Martinez	Contra Costa	0.012%		**0.0098593%**
City	Moraga	Contra Costa	0.004%		**0.0031007%**
City	Oakley	Contra Costa	0.010%		**0.0079416%**
City	Orinda	Contra Costa	0.005%		**0.0038157%**
City	Pinole	Contra Costa	0.013%		**0.0110909%**
City	Pittsburg	Contra Costa	0.053%		**0.0436369%**
City	Pleasant Hill	Contra Costa	0.013%		**0.0106309%**
City	Richmond	Contra Costa	0.146%		**0.1201444%**
City	San Pablo	Contra Costa	0.018%		**0.0148843%**
City	San Ramon	Contra Costa	0.021%		**0.0176459%**
City	Walnut Creek	Contra Costa	0.026%		**0.0212132%**
County	***Del Norte County***	Del Norte	0.114%	0.140%	**0.1189608%**
County	***El Dorado County***	El Dorado	0.768%	0.939%	**0.7980034%**
City	Placerville	El Dorado	0.015%		**0.0127642%**
City	South Lake Tahoe	El Dorado	0.081%		**0.0665456%**
County	***Fresno County***	Fresno	1.895%	2.318%	**1.9693410%**
City	Clovis	Fresno	0.065%		**0.0536211** %
City	Coalinga	Fresno	0.012%		**0.0098554%**
City	Fresno	Fresno	0.397%		**0.3270605%**
City	Kerman	Fresno	0.005%		**0.0042534%**
City	Kingsburg	Fresno	0.008%		**0.0066167%**
City	Mendota	Fresno	0.002%		**0.0019387%**
City	Orange Cove	Fresno	0.004%		**0.0035607%**
City	Parlier	Fresno	0.008%		**0.0069755%**
City	Reedley	Fresno	0.012%		**0.0098804%**
City	Sanger	Fresno	0.018%		**0.0146135%**
City	Selma	Fresno	0.015%		**0.0127537%**
County	***Glenn County***	Glenn	0.107%	0.131%	**0.1116978%**
County	***Humboldt County***	Humboldt	1.030%	1.260%	**1.0703185%**

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City	Arcata	Humboldt	0.054%		**0.0447660%**
City	Eureka	Humboldt	0.117%	0.143%	**0.1216284%**
City	Fortuna	Humboldt	0.032%		**0.0266837%**
County	***Imperial County***	Imperial	0.258%	0.315%	**0.2679006%**
City	Brawley	Imperial	0.011%		**0.0087986%**
City	Calexico	Imperial	0.019%		**0.0152799%**
City	El Centro	Imperial	0.158%		**0.1302522%**
City	Imperial	Imperial	0.006%		**0.0048791%**
County	***Inyo County***	Inyo	0.073%	0.089%	**0.0754413%**
County	***Kern County***	Kem	2.517%	3.079%	**2.6159145%**
City	Arvin	Kem	0.006%		**0.0046425%**
City	Bakersfield	Kem	0.212%		**0.1747198%**
City	California City	Kem	0.009%		**0.0070820%**
City	Delano	Kem	0.030%		**0.0249316%**
City	McFarland	Kem	0.003%		**0.0025644%**
City	Ridgecrest	Kem	0.015%		**0.0120938%**
City	Shafter	Kem	0.013%		**0.0103417%**
City	Tehachapi	Kem	0.009%		**0.0073580%**
City	Wasco	Kem	0.008%		**0.0069861%**
County	***Kings County***	Kings	0.293%		**0.2413469%**
City	Avenal	Kings	0.007%		**0.0056335%**
City	Corcoran	Kings	0.013%		**0.0107032%**
City	Hanford	Kings	0.027%		**0.0226038%**
City	Lemoore	Kings	0.016%		**0.0131900%**
County	***Lake County***	Lake	0.795%		**0.6545389%**
City	Clearlake	Lake	0.041%	0.050%	**0.0426253%**
City	Lakeport	Lake	0.021%	0.026%	**0.0222964%**
County	***Lassen County***	Lassen	0.319%	0.391%	**0.3320610%**
City	Susanville	Lassen	0.027%		**0.0219295%**
County	***Los Angeles County***	Los Angeles	13.896%	16.999%	**14.4437559%**

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City	Agoura Hills	Los Angeles	0.005%		**0.0040024%**
City	Alhambra	Los Angeles	0.042%		**0.0343309%**
City	Arcadia	Los Angeles	0.033%		**0.0267718%**
City	Artesia	Los Angeles	0.001%		**0.0005100%**
City	Azusa	Los Angeles	0.026%		**0.0210857%**
City	Baldwin Park	Los Angeles	0.027%		**0.0218520%**
City	Bell	Los Angeles	0.008%		**0.0068783%**
City	Bellflower	Los Angeles	0.002%		**0.0014485%**
City	Bell Gardens	Los Angeles	0.014%		**0.0114301%**
City	Beverly Hills	Los Angeles	0.065%		**0.0534897%**
City	Burbank	Los Angeles	0.100%		**0.0823132%**
City	Calabasas	Los Angeles	0.006%		**0.0048948%**
City	Carson	Los Angeles	0.019%		**0.0159805%**
City	Cerritos	Los Angeles	0.005%		**0.0039682%**
City	Claremont	Los Angeles	0.010%		**0.0082584%**
City	Commerce	Los Angeles	0.000%		**0.0002971%**
City	Compton	Los Angeles	0.044%		**0.0361882%**
City	Covina	Los Angeles	0.028%		**0.0229127%**
City	Cudahy	Los Angeles	0.001%		**0.0006020%**
City	Culver City	Los Angeles	0.055%		**0.0449894%**
City	Diamond Bar	Los Angeles	0.001%		**0.0006993%**
City	Downey	Los Angeles	0.052%		**0.0429994%**
City	Duarte	Los Angeles	0.003%		**0.0027261%**
City	El Monte	Los Angeles	0.031%	0.038%	**0.0318985%**
City	El Segundo	Los Angeles	0.033%		**0.0268020%**
City	Gardena	Los Angeles	0.034%		**0.0278088%**
City	Glendale	Los Angeles	0.166%		**0.1366586%**
City	Glendora	Los Angeles	0.016%		**0.0134411** %
City	Hawaiian Gardens	Los Angeles	0.005%		**0.0040549%**
City	Hawthorne	Los Angeles	0.050%		**0.0407833%**

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City	Hermosa Beach	Los Angeles	0.018%		**0.0145307%**
City	Huntington Park	Los Angeles	0.023%		**0.0190667%**
City	Inglewood	Los Angeles	0.059%		**0.0489195%**
City	La Cafiada Flintridge	Los Angeles	0.003%		**0.0025565%**
City	Lakewood	Los Angeles	0.005%		**0.0039971%**
City	La Mirada	Los Angeles	0.010%		**0.0081572%**
City	Lancaster	Los Angeles	0.045%		**0.0369689%**
City	La Puente	Los Angeles	0.002%		**0.0012999%**
City	La Verne	Los Angeles	0.024%		**0.0194190%**
City	Lawndale	Los Angeles	0.002%		**0.0017731%**
City	Lomita	Los Angeles	0.004%		**0.0031940%**
City	Long Beach	Los Angeles	0.439%		**0.3614151%**
City	Los Angeles	Los Angeles	2.715%	3.321%	**2.8218811%**
City	Lynwood	Los Angeles	0.016%		**0.0134345%**
City	Malibu	Los Angeles	0.002%		**0.0019269%**
City	Manhattan Beach	Los Angeles	0.032%		**0.0260686%**
City	Maywood	Los Angeles	0.004%		**0.0035528%**
City	Monrovia	Los Angeles	0.031%		**0.0254455%**
City	Montebello	Los Angeles	0.030%		**0.0250670%**
City	Monterey Park	Los Angeles	0.031%		**0.0256677%**
City	Norwalk	Los Angeles	0.031%		**0.0258228%**
City	Palmdale	Los Angeles	0.046%		**0.0375827%**
City	Palos Verdes Estates	Los Angeles	0.006%		**0.0053102%**
City	Paramount	Los Angeles	0.011%		**0.0091483%**
City	Pasadena	Los Angeles	0.146%		**0.1200524%**
City	Pico Rivera	Los Angeles	0.022%		**0.0183333%**
City	Pomona	Los Angeles	0.111%		**0.0911933%**
City	Rancho Palos Verdes	Los Angeles	0.002%		**0.0012645%**
City	Redondo Beach	Los Angeles	0.062%		**0.0506992%**
City	Rosemead	Los Angeles	0.003%		**0.0028260%**

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City	San Dimas	Los Angeles	0.003%		**0.0022016%**
City	San Fernando	Los Angeles	0.013%		**0.0104837%**
City	San Gabriel	Los Angeles	0.018%		**0.0147726%**
City	San Marino	Los Angeles	0.009%		**0.0073791%**
City	Santa Clarita	Los Angeles	0.022%		**0.0178167%**
City	Santa Fe Springs	Los Angeles	0.031%		**0.0257531%**
City	Santa Monica	Los Angeles	0.158%		**0.1298513%**
City	Sierra Madre	Los Angeles	0.006%		**0.0048646%**
City	Signal Hill	Los Angeles	0.010%		**0.0084884%**
City	South El Monte	Los Angeles	0.005%		**0.0039603%**
City	South Gate	Los Angeles	0.020%		**0.0166272%**
City	South Pasadena	Los Angeles	0.012%		**0.0095334%**
City	Temple City	Los Angeles	0.005%		**0.0039498%**
City	Torrance	Los Angeles	0.112%		**0.0919820%**
City	Walnut	Los Angeles	0.006%		**0.0047305%**
City	West Covina	Los Angeles	0.049%		**0.0404521%**
City	West Hollywood	Los Angeles	0.013%		**0.0108517%**
City	Whittier	Los Angeles	0.032%		**0.0260581%**
County	***Madera County***	Madera	0.349%	0.427%	**0.3630669%**
City	Chowchilla	Madera	0.012%		**0.0097332%**
City	Madera	Madera	0.039%		**0.0318441%**
County	***Marin County***	Marin	0.564%	0.690%	**0.5861325%**
City	Larkspur	Marin	0.015%		**0.0124697%**
City	Mill Valley	Marin	0.020%		**0.0168401%**
City	Novato	Marin	0.028%		**0.0229824%**
City	San Anselmo	Marin	0.009%		**0.0078062%**
City	San Rafael	Marin	0.089%		**0.0729823%**
County	***Mariposa County***	Mariposa	0.084%	0.103%	**0.0876131%**
County	***Mendocino County***	Mendocino	0.439%	0.536%	**0.4558394%**
City	Ukiah	Mendocino	0.039%		**0.0317153%**

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County	***Merced County***	Merced	0.551%	0.674%	**0.5724262%**
City	Atwater	Merced	0.024%		**0.0195846%**
City	Livingston	Merced	0.006%		**0.0045873%**
City	Los Banos	Merced	0.020%		**0.0165142%**
City	Merced	Merced	0.061%		**0.0500762%**
County	***Modoc County***	Modoc	0.065%	0.080%	**0.0678250%**
County	***Mono County***	Mono	0.023%	0.029%	**0.0242606%**
County	***Monterey County***	Monterey	0.908%	1.111%	**0.9437083%**
City	Greenfield	Monterey	0.006%		**0.0050552%**
City	King City	Monterey	0.005%		**0.0037355%**
City	Marina	Monterey	0.017%		**0.0144098%**
City	Monterey	Monterey	0.041%		**0.0336540%**
City	Pacific Grove	Monterey	0.009%		**0.0074842%**
City	Salinas	Monterey	0.094%		**0.0776576%**
City	Seaside	Monterey	0.023%		**0.0191772%**
City	Soledad	Monterey	0.007%		**0.0060870%**
County	***Napa County***	Napa	0.288%	0.352%	**0.2994325%**
City	American Canyon	Napa	0.017%		**0.0136869%**
City	Napa	Napa	0.078%		**0.0642783%**
County	***Nevada County***	Nevada	0.441%	0.539%	**0.4579827%**
City	Grass Valley	Nevada	0.024%		**0.0197805%**
City	Truckee	Nevada	0.003%		**0.0023843%**
County	***Orange County***	Orange	4.364%	5.339%	**4.5363576%**
City	Aliso Viejo	Orange	0.014%		**0.0113841%**
City	Anaheim	Orange	0.554%	0.678%	**0.5759282%**
City	Brea	Orange	0.086%		**0.0708897%**
City	Buena Park	Orange	0.087%		**0.0714352%**
City	Costa Mesa	Orange	0.124%	0.152%	**0.1288366%**
City	Cypress	Orange	0.033%		**0.0271937%**
City	Dana Point	Orange	0.001%		**0.0005560%**

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City	Fountain Valley	Orange	0.055%		**0.0455980%**
City	Fullerton	Orange	0.137%	0.168%	**0.1425744%**
City	Garden Grove	Orange	0.213%		**0.1752482%**
City	Huntington Beach	Orange	0.247%	0.302%	**0.2568420%**
City	Irvine	Orange	0.139%	0.170%	**0.1442350%**
City	Laguna Beach	Orange	0.047%	0.058%	**0.0493043%**
City	Laguna Hills	Orange	0.014%		**0.0115457%**
City	Laguna Niguel	Orange	0.001%		**0.0007071%**
City	Laguna Woods	Orange	0.001%		**0.0006546%**
City	La Habra	Orange	0.060%	0.073%	**0.0621049%**
City	Lake Forest	Orange	0.012%		**0.0101249%**
City	La Palma	Orange	0.012%		**0.0095439%**
City	Los Alamitos	Orange	0.008%		**0.0069190%**
City	Mission Viejo	Orange	0.014%		**0.0117560%**
City	Newport Beach	Orange	0.179%		**0.1470134%**
City	Orange	Orange	0.150%		**0.1231320%**
City	Placentia	Orange	0.029%	0.035%	**0.0298912%**
City	Rancho Santa Margarita	Orange	0.001%		**0.0006296%**
City	San Clemente	Orange	0.008%	0.010%	**0.0086083%**
City	San Juan Capistrano	Orange	0.008%		**0.0065510%**
City	Santa Ana	Orange	0.502%	0.614%	**0.5213866%**
City	Seal Beach	Orange	0.020%		**0.0165891%**
City	Stanton	Orange	0.035%		**0.0291955%**
City	Tustin	Orange	0.073%		**0.0600341%**
City	Westminster	Orange	0.104%	0.127%	**0.1082721%**
City	Yorba Linda	Orange	0.044%		**0.0362223%**
County	***Placer County***	Placer	1.045%	1.278%	**1.0861002%**
City	Auburn	Placer	0.017%		**0.0141114%**
City	Lincoln	Placer	0.031%		**0.0255599%**
City	Rocklin	Placer	0.076%		**0.0625485%**



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City	Roseville	Placer	0.196%		**0.1616559%**
County	***Plumas County***	Plumas	0.205%	0.251%	**0.2128729%**
County	***Riverside County***	Riverside	4.534%	5.547%	**4.7128296%**
City	Banning	Riverside	0.017%		**0.0143848%**
City	Beaumont	Riverside	0.021%		**0.0171135%**
City	Blythe	Riverside	0.012%		**0.0096714%**
City	Canyon Lake	Riverside	0.000%		**0.0001761%**
City	Cathedral City	Riverside	0.067%		**0.0553614%**
City	Coachella	Riverside	0.021%		**0.0173054%**
City	Corona	Riverside	0.147%		**0.1207083%**
City	Desert Hot Springs	Riverside	0.024%		**0.0200433%**
City	Eastvale	Riverside	0.000%		**0.0002747%**
City	Hemet	Riverside	0.051%		**0.0421792%**
City	Indio	Riverside	0.056%		**0.0457794%**
City	Jurupa Valley	Riverside	0.001%		**0.0008991** %
City	Lake Elsinore	Riverside	0.021%		**0.0172949%**
City	La Quinta	Riverside	0.063%		**0.0516732%**
City	Menifee	Riverside	0.032%		**0.0260909%**
City	Moreno Valley	Riverside	0.137%		**0.1130348%**
City	Murrieta	Riverside	0.048%	0.059%	**0.0497423%**
City	Norco	Riverside	0.016%		**0.0134542%**
City	Palm Desert	Riverside	0.083%		**0.0682465%**
City	Palm Springs	Riverside	0.076%		**0.0629862%**
City	Perris	Riverside	0.009%		**0.0076774%**
City	Rancho Mirage	Riverside	0.052%		**0.0431098%**
City	Riverside	Riverside	0.268%		**0.2206279%**
City	San Jacinto	Riverside	0.010%		**0.0085936%**
City	Temecula	Riverside	0.022%		**0.0180086%**
City	Wildomar	Riverside	0.008%		**0.0062500%**
County	***Sacramento County***	Sacramento	3.797%	4.645%	**3.9465887%**



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City	Citrus Heights	Sacramento	0.057%		**0.0465312%**
City	Elk Grove	Sacramento	0.130%		**0.1066994%**
City	Folsom	Sacramento	0.108%		**0.0890850%**
City	Galt	Sacramento	0.017%		**0.0143704%**
City	Rancho Cordova	Sacramento	0.008%		**0.0067679%**
City	Sacramento	Sacramento	0.721%	0.882%	**0.7496530%**
County	***San Benito County***	San Benito	0.106%	0.130%	**0.1101417%**
City	Hollister	San Benito	0.027%		**0.0225355%**
County	***San Bernardino County***	San Bernardino	3.259%	3.987%	**3.3878124%**
City	Adelanto	San Bernardino	0.008%		**0.0066640%**
City	Apple Valley	San Bernardino	0.025%		**0.0207360%**
City	Barstow	San Bernardino	0.015%		**0.0122056%**
City	Chino	San Bernardino	0.064%		**0.0525893%**
City	Chino Hills	San Bernardino	0.001%		**0.0006388%**
City	Colton	San Bernardino	0.031%		**0.0253443%**
City	Fontana	San Bernardino	0.112%		**0.0920543%**
City	Grand Terrace	San Bernardino	0.006%		**0.0051051%**
City	Hesperia	San Bernardino	0.035%		**0.0291522%**
City	Highland	San Bernardino	0.004%		**0.0029061%**
City	Loma Linda	San Bernardino	0.009%		**0.0071188%**
City	Montclair	San Bernardino	0.039%		**0.0322108%**
City	Ontario	San Bernardino	0.179%		**0.1472934%**
City	Rancho Cucamonga	San Bernardino	0.084%		**0.0689431** %
City	Redlands	San Bernardino	0.057%		**0.0469150%**
City	Rialto	San Bernardino	0.073%		**0.0603206%**
City	San Bernardino	San Bernardino	0.178%		**0.1461880%**
City	Twentynine Palms	San Bernardino	0.002%		**0.0012605%**
City	Upland	San Bernardino	0.052%		**0.0424460%**
City	Victorville	San Bernardino	0.033%		**0.0269400%**
City	Yucaipa	San Bernardino	0.016%		**0.0128772%**



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City	Yucca Valley	San Bernardino	0.003%		**0.0021228%**
County	***San Diego County***	San Diego	5.706%	6.980%	**5.9309748%**
City	Carlsbad	San Diego	0.128%		**0.1050485%**
City	Chula Vista	San Diego	0.189%	0.231%	**0.1961456%**
City	Coronado	San Diego	0.044%		**0.0359095%**
City	El Cajon	San Diego	0.113%		**0.0933582%**
City	Encinitas	San Diego	0.061%	0.074%	**0.0630289%**
City	Escondido	San Diego	0.145%		**0.1192204%**
City	Imperial Beach	San Diego	0.014%		**0.0118283%**
City	La Mesa	San Diego	0.055%	0.068%	**0.0575593%**
City	Lemon Grove	San Diego	0.022%		**0.0183911%**
City	National City	San Diego	0.080%		**0.0656808%**
City	Oceanside	San Diego	0.213%		**0.1753428%**
City	Poway	San Diego	0.062%		**0.0511040%**
City	San Diego	San Diego	1.975%	2.416%	**2.0531169%**
City	San Marcos	San Diego	0.089%		**0.0733897%**
City	Santee	San Diego	0.033%		**0.0268401%**
City	Solana Beach	San Diego	0.017%		**0.0138564%**
City	Vista	San Diego	0.052%		**0.0425144%**
Consolidated	***San Francisco***	San Francisco	3.026%	3.702%	**3.1457169%**
County	***San Joaquin County***	San Joaquin	1.680%	2.055%	**1.7460399%**
City	Lathrop	San Joaquin	0.009%		**0.0075394%**
City	Lodi	San Joaquin	0.053%		**0.0439484%**
City	Manteca	San Joaquin	0.054%		**0.0443454%**
City	Ripon	San Joaquin	0.013%		**0.0104219%**
City	Stockton	San Joaquin	0.313%	0.383%	**0.3256176%**
City	Tracy	San Joaquin	0.084%		**0.0692047%**
County	***San Luis Obispo County***	San Luis Obispo	0.816%	0.999%	**0.8484126%**
City	Arroyo Grande	San Luis Obispo	0.024%		**0.0199053%**
City	Atascadero	San Luis Obispo	0.029%		**0.0240680%**

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APPENDIX 1

Participating Subdivision Classification	Participating Subdivision	County	Abatement Percentage	Plaintiff Subdivision Percentage	Weighted Allcation Percentage
City	El Paso de Robles (Paso Robles)	San Luis Obispo	0.043%		**0.0353456%**
City	Grover Beach	San Luis Obispo	0.017%		**0.0137881%**
City	Morro Bay	San Luis Obispo	0.020%		**0.0160922%**
City	San Luis Obispo	San Luis Obispo	0.077%		**0.0637841** %
County	***San Mateo County***	San Mateo	1.074%	1.313%	**1.1159599%**
City	Belmont	San Mateo	0.021%		**0.0169860%**
City	Burlingame	San Mateo	0.019%		**0.0152537%**
City	Daly City	San Mateo	0.044%		**0.0363880%**
City	East Palo Alto	San Mateo	0.013%		**0.0103982%**
City	Foster City	San Mateo	0.020%		**0.0166101%**
City	Half Moon Bay	San Mateo	0.004%		**0.0031638%**
City	Hillsborough	San Mateo	0.013%		**0.0110029%**
City	Menlo Park	San Mateo	0.015%		**0.0126209%**
City	Millbrae	San Mateo	0.013%		**0.0105836%**
City	Pacifica	San Mateo	0.016%		**0.0130625%**
City	Redwood City	San Mateo	0.056%		**0.0463511%**
City	San Bruno	San Mateo	0.021%		**0.0172161%**
City	San Carlos	San Mateo	0.013%		**0.0108885%**
City	San Mateo	San Mateo	0.052%		**0.0425841%**
City	South San Francisco	San Mateo	0.043%		**0.0353943%**
County	***Santa Barbara County***	Santa Barbara	1.132%	1.385%	**1.1768968%**
City	Carpinteria	Santa Barbara	0.001%		**0.0008938%**
City	Goleta	Santa Barbara	0.004%		**0.0028969%**
City	Lompoc	Santa Barbara	0.047%		**0.0389379%**
City	Santa Barbara	Santa Barbara	0.122%		**0.1004559%**
City	Santa Maria	Santa Barbara	0.058%		**0.0479179%**
County	***Santa Clara County***	Santa Clara	2.404%	2.941%	**2.4987553%**
City	Campbell	Santa Clara	0.014%		**0.0112566%**
City	Cupertino	Santa Clara	0.008%		**0.0066824%**
City	Gilroy	Santa Clara	0.025%		**0.0202891%**

Docusign Envelope ID: 061B4E40-7387-4FD6-862D-45EA8FF9659B

APPENDIX 1

Participating Subdivision Classification	Participating Subdivision	County	Abatement Percentage	Plaintiff Subdivision Percentage	Weighted Allcation Percentage
City	Los Altos	Santa Clara	0.013%		**0.0103338%**
City	Los Gatos	Santa Clara	0.013%		**0.0103220%**
City	Milpitas	Santa Clara	0.036%		**0.0298120%**
City	Morgan Hill	Santa Clara	0.015%		**0.0124619%**
City	Mountain View	Santa Clara	0.041%		**0.0334608%**
City	Palo Alto	Santa Clara	0.039%		**0.0323080%**
City	San Jose	Santa Clara	0.294%	0.360%	**0.3054960%**
City	Santa Clara	Santa Clara	0.067%		**0.0549723%**
City	Saratoga	Santa Clara	0.004%		**0.0034161%**
City	Sunnyvale	Santa Clara	0.053%		**0.0434069%**
County	***Santa Cruz County***	Santa Cruz	0.783%	0.957%	**0.8135396%**
City	Capitola	Santa Cruz	0.020%		**0.0168191%**
City	Santa Cruz	Santa Cruz	0.143%		**0.1180348%**
City	Scotts Valley	Santa Cruz	0.015%		**0.0126525%**
City	Watsonville	Santa Cruz	0.063%		**0.0520136%**
County	***Shasta County***	Shasta	1.095%	1.339%	**1.1380191%**
City	Anderson	Shasta	0.024%		**0.0198896%**
City	Redding	Shasta	0.284%		**0.2334841** %
City	Shasta Lake	Shasta	0.004%		**0.0031993%**
County	***Siskiyou County***	Siskiyou	0.228%	0.279%	**0.2373393%**
County	***Solano County***	Solano	0.760%		**0.6260795%**
City	Benicia	Solano	0.031%		**0.0253903%**
City	Dixon	Solano	0.016%		**0.0130849%**
City	Fairfield	Solano	0.109%		**0.0897317%**
City	Suisun City	Solano	0.021%		**0.0176183%**
City	Vacaville	Solano	0.119%		**0.0976497%**
City	Vallejo	Solano	0.167%		**0.1373644%**
County	***Sonoma County***	Sonoma	1.218%	1.490%	**1.2661290%**
City	Healdsburg	Sonoma	0.032%		**0.0266929%**
City	Petaluma	Sonoma	0.081%		**0.0667507%**

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APPENDIX 1

Participating Subdivision Classification	Participating Subdivision	County	Abatement Percentage	Plaintiff Subdivision Percentage	Weighted Allcation Percentage
City	Rohnert Park	Sonoma	0.041%		**0.0340759%**
City	Santa Rosa	Sonoma	0.184%		**0.1519070%**
City	Sonoma	Sonoma	0.022%		**0.0183438%**
City	Windsor	Sonoma	0.016%		**0.0129298%**
County	***Stanislaus County***	Stanislaus	1.722%		**1.4182273%**
City	Ceres	Stanislaus	0.041%		**0.0340260%**
City	Modesto	Stanislaus	0.217%		**0.1788759%**
City	Newman	Stanislaus	0.006%		**0.0046964%**
City	Oakdale	Stanislaus	0.018%		**0.0145531%**
City	Patterson	Stanislaus	0.015%		**0.0126590%**
City	Riverbank	Stanislaus	0.010%		**0.0085699%**
City	Turlock	Stanislaus	0.065%		**0.0531966%**
County	***Sutter County***	Sutter	0.306%	0.374%	**0.3179548%**
City	Yuba City	Sutter	0.074%		**0.0606242%**
County	***Tehama County***	Tehama	0.213%	0.261%	**0.2216654%**
City	Red Bluff	Tehama	0.014%		**0.0117771%**
County	***Trinity County***	Trinity	0.082%	0.101%	**0.0855476%**
County	***Tulare County***	Tulare	0.809%	0.990%	**0.8410949%**
City	Dinuba	Tulare	0.014%		**0.0116929%**
City	Exeter	Tulare	0.004%		**0.0032479%**
City	Farmersville	Tulare	0.003%		**0.0027879%**
City	Lindsay	Tulare	0.007%		**0.0057111%**
City	Porterville	Tulare	0.021%		**0.0171845%**
City	Tulare	Tulare	0.037%		**0.0302273%**
City	Visalia	Tulare	0.066%		**0.0545872%**
County	***Tuolumne County***	Tuolumne	0.486%	0.594%	**0.5047621%**
County	***Ventura County***	Ventura	2.192%	2.681%	**2.2781201%**
City	Camarillo	Ventura	0.002%		**0.0012815%**
City	Fillmore	Ventura	0.002%		**0.0020294%**
City	Moorpark	Ventura	0.008%		**0.0067337%**

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APPENDIX 1

Participating Subdivision Classification	Participating Subdivision	County	Abatement Percentage	Plaintiff Subdivision Percentage	Weighted Allcation Percentage
City	Oxnard	Ventura	0.156%	0.190%	**0.1617338%**
City	Port Hueneme	Ventura	0.021%		**0.0174145%**
City	San Buenaventura (Ventura)	Ventura	0.085%		**0.0702181%**
City	Santa Paula	Ventura	0.014%		**0.0119072%**
City	Simi Valley	Ventura	0.065%		**0.0533043%**
City	Thousand Oaks	Ventura	0.022%		**0.0179902%**
County	***Yolo County***	Yolo	0.357%	0.437%	**0.3713319%**
City	Davis	Yolo	0.055%		**0.0451747%**
City	West Sacramento	Yolo	0.066%		**0.0544321%**
City	Woodland	Yolo	0.058%		**0.0477904%**
County	***Yuba County***	Yuba	0.214%	0.262%	**0.2225679%**
City	Marysville	Yuba	0.014%		**0.0112079%**

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APPENDIX 2

CALIFORNIA-SUBDIVISION BACKSTOP AGREEMENT

On August 6, 2021, Judge Polster of the US District Court for the Northern District of Ohio issued an Order (the Order), docket number 3814, in In Re National Prescription Opiate Litigation, MDL 2804, addressing contingent attorney fee contracts between political subdivisions eligible to participate in the Purdue/Sackler settlement and their counsel.

In light of the Order, and at the request of [SUBDIVISION], the [SUBDIVISION], its counsel [COUNSEL], and the California Attorney General, on behalf of the State of California, are entering into this California-Subdivision Backstop Agreement (Backstop Agreement).

[SUBDIVISION] and [COUNSEL] intend this Backstop Agreement to constitute a State Back-Stop Agreement as that term is used in the Order and in Exhibit R (Agreement on Attorneys' Fees, Expenses and Costs) of the Governmental Entity & Shareholder Settlement Agreement (GESA).

Pursuant to this Backstop Agreement, [SUBDIVISION] may, subject to the limitations of the Governing Documents and California Purdue/Sackler State-Subdivision Agreement, as well as any other limitations imposed by law, use funds that it receives from the CA Subdivision Fund of the Purdue/Sackler settlement to pay a contingent fee to [COUNSEL]. Any such payment from [SUBDIVISION] to [COUNSEL] from [SUBDIVISION'S] CA Subdivision Fund allocation will not exceed [PERCENTAGE NOT TO EXCEED ONE-THIRD OR 5% OUT OF THE 15%] out of the [SUBDIVISION'S] 15% CA Subdivision Fund allocation; provided further that such payments, together with any contingency-fees that [COUNSEL] may receive from the Local Government Costs and Expenses Fund, will not exceed a total contingency fee of [PERCENTAGE NOT TO EXCEED 15%] of the [SUBDIVISION'S] total gross recovery from the Purdue/Sackler settlement. [SUBDIVISION] further certifies that any payments made under this Backstop Agreement will be made in accordance with the 95% Opioid Abatement use requirements under Section 5.02 A of the GESA and Section 4.01(f)(i) of the Master Settlement Agreement.

[COUNSEL] certify that they first sought fees and costs from the Local Government Costs and Expenses Fund created under the Governing Documents before seeking or accepting payment under this backstop agreement. [COUNSEL] further certify that they are not seeking and will not accept payment under this backstop agreement of any litigation fees or costs that have been reimbursed through prior settlements or judgments.

The Attorney General is executing this agreement solely because the definition of "State Back-Stop Agreement" in Exhibit R of the Governmental Entity & Shareholder Settlement Agreement requires such agreements to be between "a Settling State" and private counsel for a participating subdivision. Neither the California Attorney General nor the State of California have any obligations under this Backstop Agreement, and this Backstop Agreement does not require the payment of any state funds to [SUBDIVISION], [COUNSEL], or any other party.

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[DATE]	[SUBDIVISION SIGNATURE BLOCK]
[DATE]	[COUNSEL SIGNATURE BLOCK]
[DATE]	[ATTORNEY GENERAL SIGNATURE BLOCK]

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS AUTHORIZING THE CITY'S PARTICIPATION IN THE PROPOSED SETTLEMENT OF OPIOD-RELATED CLAIMS AGAINST PURDUE PHARMA/SACKLERS, AS WELL AS OTHER AFFILIATES, AGREE TO THE TERMS OF THE RELATED STATE-SUBDIVISION AGREEMENT, AND AUTHORIZE ENTRY INTO THE RELATED STATE-SUBDIVISION AGREEMENT AND OTHER NECESSARY DOCUMENTS WITH THE ATTORNEY GENERAL

WHEREAS, the United States is facing an ongoing public health crisis of opioid abuse, addiction, overdose, and death, forcing the State of California and California counties and cities to spend billions of dollars each year to address the direct consequences of this crisis; and

WHEREAS, pending in the U.S. District Court for the Northern District of Ohio is a multidistrict litigation ("MDL") being pursued by numerous public entity plaintiffs against the manufacturers and distributors of various opioids based on the allegation that the defendants' unlawful conduct caused the opioid epidemic; and

WHEREAS a proposed nationwide tentative settlement was reached between the plaintiffs in the Purdue Pharma L.P. et al case. (Purdue/Sacklers) and

WHEREAS, Purdue/Sacklers shall be referred in this Resolution as "Settling Defendant"; and

WHEREAS, as part of the settlement with the Settling Defendant, local subdivisions, including certain cities, that are not plaintiffs in the MDL may participate in the settlement in exchange for a release of the Settling Defendant; and

WHEREAS, copies of the proposed terms of those proposed nationwide settlement have been set forth in the Settlement Agreement with the Settling Defendant; and

WHEREAS, copies of the Settlement Agreement have been provided to the City Council with this Resolution; and

WHEREAS, the Settlement Agreement provides, among other things, for the payment of a certain sum to settling government entities in California including to the State of California and Participating Subdivisions upon occurrence of certain events as defined in the Settlement Agreement ("California Opioid Funds"); and

WHEREAS, California local governments in the MDL have engaged in extensive discussions with the State Attorney General's Office ("AGO") as to how the California Opioid Funds will be allocated, which has resulted in the Proposed California State-Subdivision Agreement Regarding Distribution and Use of Settlement Funds ("Allocation Agreements") from the settlements with the Settling Defendant; and

WHEREAS, copies of the Allocation Agreement for all of the settlement with the Settling Defendant have been provided with this Resolution; and

WHEREAS, under the Settlement Agreement, certain local subdivisions that did not file a lawsuit against the Settlement Defendant may qualify to participate in the settlements and obtain funds from the Abatement Account Fund; and

WHEREAS, the City is eligible to participate in the Settlement and become a CA Participating Subdivision; and

WHEREAS, a CA Participating Subdivision that is a city will be allocated its Local Allocation share as of the date on which it becomes a Participating Subdivision. The Local Allocation share for a city that is a CA Participating Subdivision will be paid to the county in which the city is located, unless the city elects to take a direct election of the settlement funds, so long as: (a) the county is a CA Participating Subdivision, and (b) the city has not advised the Settlement Fund Administrator that it requests direct payment at least 60 days prior to a Payment Date; and

WHEREAS, it the intent of this Resolution is to authorize the City to enter into the Settlement Agreement with the Settling Defendant by executing the Participation Agreement and to enter into the Allocation Agreement by executing the signature pages to those agreements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Cypress hereby approves and authorizes the City Manager to execute all documents required to settle and release the City's claims against the Settling Defendant in exchange for the consideration set forth in the Settlement Agreement, Allocation Agreement and all exhibits thereto to be paid through the County of Orange.

BE IT FURTHER RESOLVED that all actions heretofore taken by the City Council of the City of Cypress and other appropriate public officers and agents of the City with respect to the matters contemplated under this Resolution are hereby ratified, confirmed and approved.

PASSED AND ADOPTED by the City Council of the City of Cypress at a regular meeting held on the ___ day of _____, 2025.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OFTHE CITY OF CYPRESS

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I, ALISHA FARNELL, City Clerk of the City of Cypress, DO HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the said City Council held on the __ day of __, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

_____
CITY CLERK OF THE CITY OF CYPRESS

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **3.**

FROM: Matt Burton, Director of Finance and Administrative Services

DATE: 08/25/2025

SUBJECT: **Receive an Update on the Strategic Plan Six-Month Objectives**

RECOMMENDATION

Receive an update on the Strategic Plan six-month objectives.

DISCUSSION

The Strategic Plan establishes major goals and objectives for the City. It provides the principal guidance for the preparation of the budget and a plan for implementation and accountability. The Strategic Plan is among the City Council's most effective tools to improve services and preserve Cypress' high quality of life.

The City Council updated the Strategic Plan in April 2025, including a review of the existing plan, development of new six-month objectives, and a discussion of the City's strengths and accomplishments during the past six months. The attached matrices report the progress on the six-month objectives as of August 25, 2025.

A special City Council meeting is scheduled for October 1 to update the plan for the next six months.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

Attachments

Six-month Objectives

CITY OF CYPRESS

SIX-MONTH STRATEGIC OBJECTIVES

April 2025 – October 2025

THREE-YEAR GOAL: **MAINTAIN INFRASTRUCTURE AND FACILITIES**						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. June 9, 2025	Public Works Director	Recommend options for streamlining capital improvement projects to increase efficiency and contain costs	X			
2. FUTURE	Public Works Director	Recommend an agreement for an organizational and best practices review of the Public Works department			X	Proposals received in RFP process. Review and contract approval to be completed in next 6-month Strategic Plan period
3. FUTURE	Public Works Director	Provide an update and options to phase/adjust the Myra Avenue pump station No. 1 project scope			X	Options to be presented to City Council in next 6-month Strategic Plan period
4. Ongoing	Public Works Director & Finance Director	Pursue outside funding to offset the cost of upgrading Myra Avenue pump station No. 1				
5. FUTURE	Public Works Director	Recommend an agreement to update the Sewer System Master Plan				

CITY OF CYPRESS

SIX-MONTH STRATEGIC OBJECTIVES

April 2025 – October 2025

MAINTAIN FINANCIAL STABILITY AND PROMOTE ECONOMIC ACTIVITY						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. July 14, 2025	Finance Director	Recommend an agreement with a new firm to perform the City's annual financial statement audits	X			
2. FUTURE	Planning Director	Recommend an economic development plan that includes advanced location analytics and commercial real estate information platforms			X	To be completed in next 6-month Strategic Plan period
3. Sept. 30, 2025	Finance Director	Recruit an over-hire Finance Manager as part of the department's succession plan		X		

CITY OF CYPRESS

SIX-MONTH STRATEGIC OBJECTIVES

April 2025 – October 2025

THREE-YEAR GOAL: **ENHANCE AND MAINTAIN PUBLIC SAFETY**						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. June 30, 2024	Police Chief & RCS Director	Launch the S.A.I.L.S. senior citizen crime prevention and safety program	X			
2. June 30, 2025	Police Chief	Conduct a team building workshop for Police department managers and supervisors	X			
3. August 6, 2025	Police Chief working with Anaheim Union HS District	Establish an ongoing e-bike safety program with Lexington Junior High School	X			
4. By Sept. 30, 2025	Police Chief	Provide Emergency Operations Center training to City staff		X		
5. On-going	Police Chief working with Cypress School District	Explore a campus safety partnership with Cypress School District				

CITY OF CYPRESS

SIX-MONTH STRATEGIC OBJECTIVES

April 2025 – October 2025

THREE-YEAR GOAL: **ENHANCE RECREATION FACILITIES AND PROGRAMS**						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. July 10, 2025	Ad hoc subcommittee working with the City Manager	Report progress/recommendations on park amenities to the City Council	X			
2. August 25, 2025	Ad hoc subcommittee working with the City Manager	Report progress/recommendations regarding Cypress Community Festival to the City Council		X		
3. Sept. 8, 2025	RCS Director	Recommend updates to the Non-Profit Grant Program policy		X		
4. Sept. 22, 2025	RCS Director working with RCS Commission	Recommend a scope of work for a firm to lead public engagement and develop conceptual design options for the expansion of Baraldi Sycamore Park		X		
5. Sept. 30, 2025	RCS Director	Establish Arnold Cypress Park utilization and staffing plan		X		

CITY OF CYPRESS

SIX-MONTH STRATEGIC OBJECTIVES

April 2025 – October 2025

THREE-YEAR GOAL: **MAINTAIN HIGH QUALITY AND HIGH VALUE SERVICES FOR THE COMMUNITY**						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. May 12, 2025	City Clerk	Report 2025 Community Survey findings to the City Council	X			
2. July 14, 2025	Public Works Director	Recommend a scope of work for a third-party review of the solid waste franchise	X			
3. August 25, 2025	City Attorney	Recommend updates to the Municipal Code to reflect state smoking restrictions and present options for additional regulations		X		
4. FUTURE	Mayor, City Manager & City Clerk	Recommend a communication policy to the City Council		X		
5. July 14, 2025	City Manager & City Clerk working with Communications LAB	Complete internal brand/logo development and present an update and community engagement plan to the City Council	X			
6. August 29, 2025	Public Works Director & Finance Director	Implement an online procurement platform to improve the bidding process and vendor outreach		X		
7. FUTURE	Planning Director & RCS Director	Recommend adjustments to align City/RCS District boundaries through the Local Agency Formation Commission			X	

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **4.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 08/25/2025

SUBJECT: **Accept the Concrete Rehabilitation (Phase Two), Project 414**

RECOMMENDATION

1. Accept the Concrete Rehabilitation (Phase Two), Project 414, in the amount of $106,179.64 and approve the final payment of $5,308.98 to CT&T Concrete Paving Inc.; and

2. Authorize the City Engineer to file a Notice of Completion with County Recorder.

DISCUSSION

On April 28, the City Council awarded a construction contract to CT&T Concrete Paving Inc. for the second phase of the annual Concrete Rehabilitation project. The project replaced over 2,100 square feet of concrete sidewalks and 290 linear feet of curb and gutter. The work was completed in June.

Public Works will release the Labor and Materials Bond and the Faithful Performance Bond upon expiration of the required lien period.

BUDGET IMPACT

The original estimated cost of construction and inspection was $140,131.98, and final project costs totaled $125,650.82. Sufficient amounts were included in the FY 2024-25 Capital Projects Fund budget for these capital improvements.

LEGAL REVIEW

None required.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

Attachments

Cost Table

PROJECT COST TABLE

Concrete Rehabilitation
Project 414

Item Description	Original Amount	Actual Expenditures	Difference
Construction			
Construction	$ 93,546.78	$ 93,546.78	$ -
Construction Contingency	14,000.00	12,632.86*	1,367.14
Sub-total Construction	$ 107,546.78	$ 106,179.64	$ 1,367.14
Construction Management & Inspection			
Inspection	$ 28,385.20	$ 19,471.18	$ 8,914.02
Inspection Contingency	4,200.00	-	4,200.00
Sub-total Construction Inspection	$ 32,585.20	$ 19,471.18	$ 13,114.02
Total Project	**$ 140,131.98**	**$ 125,650.82**	**$ 14,481.16**

* Includes change orders for additional concrete quantities.

Note: CM/Inspection expenditures are based on actual hours inspectors are needed on the job site. This figure will vary for each job based on actual project duration, required special inspections/material testing and other factors. Original Contract Amounts are cost estimates/proposals based on the project description, scope of work, and anticipated needs.

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **5.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 08/25/2025

SUBJECT: **Accept the Orange Avenue Rehabilitation, Project 315**

RECOMMENDATION

1. Accept the Orange Avenue Rehabilitation, Project 315, in the amount of $649,995.41 and approve the final payment of $32,499.77 to Hardy & Harper, Inc.; and

2. Authorize the City Engineer to file a Notice of Completion with County Recorder.

DISCUSSION

In August 2024, the City Council awarded a construction contract to Hardy & Harper, Inc. to resurface approximately two lane miles of pavement, replace 1,400 square feet of sidewalk, 430 linear feet of curb and gutter, and replant nine trees along Orange Avenue between Moody Street and Denni Street. The work began in October 2024 and was substantially complete in January, with final completion delayed until July 2025.

Public Works will release the Labor and Materials Bond and the Faithful Performance Bond upon expiration of the required lien period.

BUDGET IMPACT

The original estimated cost of construction and inspection was $765,538.92, and final project costs total $704,442.88, as summarized in the attached table. Sufficient amounts were budgeted in FY 2024-25 with the Measure M2 Fund to pay for the project. The City will be reimbursed up to $200,000 of State funding to pay a portion of construction costs.

LEGAL REVIEW

None required.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

Attachments

Cost Table

PROJECT COST TABLE

Orange Avenue Rehabilitation
Project 315

Item Description	Original Amount	Actual Expenditures	Difference
Construction			
Construction	$ 617,000.00	$ 617,000.00	$ -
Construction Contingency	92,550.00	32,995.41*	59,554.59
Sub-total Construction	$ 709,550.00	$ 649,995.41	$ 59,554.59
Construction Management & Inspection			
Inspection	$ 48,688.92	$ 48,688.92	$ -
Inspection Contingency	7,300.00	5,758.55	1,541.45
Sub-total Construction Inspection	$ 55,988.92	$ 54,447.47	$ 1,541.45
Total Project	**$ 765,538.92**	**$ 704,442.88**	**$ 61,096.04**

* Includes change orders for addressing unforseen site conditions and additional work.

Note: CM/Inspection expenditures are based on actual hours inspectors are needed on the job site. This figure will vary for each job based on actual project duration, required special inspections/material testing and other factors. Original Contract Amounts are cost estimates/proposals based on the project description, scope of work, and anticipated needs.

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **6.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 08/25/2025

SUBJECT: **Accept the Sewer System Improvements, Project 385**

RECOMMENDATION

1. Accept the Sewer System Improvements, Project 385, in the amount of $232,080.08 and approve the final retention payment of $11,604 to Vortex Technologies, LCC; and

2. Authorize the City Engineer to file a Notice of Completion with the County Recorder.

DISCUSSION

In February 2025, the City Council awarded a construction contract to Vortex Technologies, LLC. This project rehabilitated approximately 694 feet of sewer pipe and four sewer manhole structures along Lincoln Ave. The work was completed in July.

Public Works will release the Labor and Materials Bond and the Faithful Performance Bond upon expiration of the required lien period.

BUDGET IMPACT

The original estimated cost of construction and inspection was $319,371.52, and final project costs totaled $261,450.26, as summarized in the attached table. Sufficient amounts were included in the FY 2024-25 Sewer Fund budget for this capital project.

LEGAL REVIEW

None required.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

Attachments

Cost Table

PROJECT COST TABLE

Sewer Improvements
Project 385

Item Description	Original Amount	Actual Expenditures	Difference
Construction			
Construction	$ 244,460.00	$ 232,080.08	$ 12,379.92
Construction Contingency	36,700.00	-	36,700.00
Sub-total Construction	$ 281,160.00	$ 232,080.08	$ 49,079.92
Construction Management & Inspection			
Inspection	$ 33,211.52	$ 29,370.18	$ 3,841.34
Inspection Contingency	5,000.00	-	5,000.00
Sub-total Construction Inspection	$ 38,211.52	$ 29,370.18	$ 8,841.34
Total Project	**$ 319,371.52**	**$ 261,450.26**	**$ 57,921.26**

Note: CM/Inspection expenditures are based on actual hours inspectors are needed on the job site. This figure will vary for each job based on actual project duration, required special inspections/material testing and other factors. Original Contract Amounts are cost estimates/proposals based on the project description, scope of work, and anticipated needs.

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **7.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 08/25/2025

SUBJECT: **Reject All Bids for City Hall East Wing HVAC Replacement, Project 379**

RECOMMENDATION

Reject all bids for City Hall East Wing HVAC Replacement, Project 379.

DISCUSSION

The FY 2025-26 Capital Improvement Program includes a $700,000 project to replace the heating, ventilation, and air conditioning (HVAC) system in the east wing of City Hall. On July 30, the City received three bids, with Airemasters Air Conditioning submitting the lowest bid of $715,000. A bid protest was submitted by the second-lowest bidder: United Mechanical Contractors. Public Works, in consultation with the City Attorney, determined the protest has merit and the lowest bid is considered nonresponsive. A summary of received bids and an analysis of the bid protest are attached.

All construction bids exceed the project's total budget and the cost difference between the lowest and second-lowest bid is over $100,000. Public Works recommends rejecting all bids and re-advertising the project to allow additional bidders to submit proposals and potentially obtain more competitive pricing. After soliciting new bids, Public Works will bring a recommendation to award a construction contract to the City Council in September and construction is anticipated to begin in November. The east wing of City Hall will remain open during construction and the project will be phased to minimize construction impacts.

BUDGET IMPACT

None. The construction phase of the project will be rebid and a recommendation for an award of contract is expected to be brought to the City Council for consideration in September.

LEGAL REVIEW

None required.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

Attachments

Project Bid Information
Bid Protest Analysis

Project Bids Information

Description of Project:
Remove and replace HVAC system at the east wing of City Hall

Notice Inviting Bids Sent to: CIPList.com, City Hall Bulletin Board, Community Center Bulletin Board, Police Department Bulletin Board, McGraw-Hill Construction, Dodge Construction Network, AGC Plan Room, Construct Connect

Bid Opening Date: July 30, 2025

No. of Bid Packets Downloaded: 32

	Bidders	Base Bid
1.	Airemasters Air Conditioning, Santa Fe Springs, CA	$715,000
2.	United Mechanical Contractors, Simi Valley, CA	$823,000
3.	RAN Enterprises Inc., Huntington Beach, CA	$994,000

Bid Protest Analysis

Date of Bid Protest:	July 30, 2025
Bid Protest Filed By:	United Mechanical Contractors (second low bidder)
Reason for Bid Protest:	• Did not include a signed copy of Addendum #1 as a part of the bid submittal • Did not list duct cleaning subcontractor for work
Review by City Attorney:	A signed addendum was provided in Airemasters Air Conditioning bid submittal Airemasters Air Conditioning failed to list a duct cleaning subcontractor for work that is in an amount in excess of one-half of one percent of the prime contractor's total bid. This omission does not qualify as an inadvertent or waivable error.
Recommendation:	Protest has merit and consider Airemasters Air Conditioning's bid as nonresponsive.

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **8.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 08/25/2025

SUBJECT: **Approve Plans and Specifications and Award Contract for Accessible Pedestrian Signals, Project 407**

RECOMMENDATION

1. Approve Plans and Specifications for Accessible Pedestrian Signals, Project 407; and

2. Award a contract to Yunex LLC for $434,095 and authorize a contingency of $65,000.

DISCUSSION

The Capital Improvement Programs (CIP) for FY 2024-25 and 2025-26 include projects to install accessible pedestrian signals (APS) at signalized intersections citywide in two phases. The United States Access Board's Public Right of Way Accessibility Guidelines require any new or altered pedestrian signals include APS. APS provide audible and vibrotactile feedback for the visually impaired and have been previously installed at five locations throughout the City. This project will replace the remaining 284 pedestrian push buttons with APS equipment at signalized intersections citywide. Public Works determined it was in the best interests of the City to consolidate the two phases of the project to reduce costs and take advantage of volume pricing.

On August 7, Public Works received seven bid proposals for the project with Yunex LLC as the low bidder. City staff will inspect the project. A summary of project award information is attached.

BUDGET IMPACT

Estimated construction costs are $499,095 and sufficient budgeted amounts were budgeted in FY 2024-25 and FY 2025-26 in the Lighting District Fund to pay for the project. The unexpended FY 2024-25 budget allocation will be carried over to FY 2025-26 in September and be available to pay for a portion of the recommended project.

LEGAL REVIEW

None required.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

Attachments

Project Award Information
Location Map

Project Award Information Checklist

Description of Project:
Installation of Accessible Pedestrian Signals

Contract Working Days: 25 working days

Notice Inviting Bids Sent to: CIPList.com, AGC Plan Room, Inc. Construction Bid Source, PWX Press, Blackbridge Research & Consulting, Community Center Bulletin Board City Hall Bulletin Board and Police Bulletin Board

Bid Opening Date: August, 7, 2025 at 10:00am

No. of Bid Packets Downloaded: 22

	Bidders	Base Bid + Alternate A + Alternate B
1	Yunex Traffic	$434,095.00
2	Econolite Systems	$440,660.27
3	Bear Electrical	$500,680.00
4	California Professional Eng	$537,758.00
5	Crosstown Electrical	$575,463.00
6	Servitek Electric	$667,773.00
7	PMT Genaral Eng.	$891,365.00

Apparent Low Bidder: Yunex Traffic, Anaheim, CA – $434,095.00

Qualified to Perform Work: Yes. Staff confirmed bid was responsive.

Contractor's License:
Valid at Time of Award: Yes
Valid at Time of Bid: Yes

Registration with DIR:
Contractor: Yes
Sub-Contractor: N/A

Experience:
The apparent low bidder has performed this type of work for multiple government agencies in Southern California.

Construction Management/Inspection Firm: N/A

On-Call Contract Date: N/A

Amount of Task Order: N/A

YUNEX TRAFFIC

PROPOSAL BID SHEET
PROJECT 407
ACCESSIBLE PEDESTRIAN SIGNALS

Date: THURSDAY, AUGUST 7, 2025 AT 10:00 AM

Company Name: Yunex LLC

Address: 2250 Business Way, Riverside, CA 92501

Telephone: (800) 229-6090

Email: steven.teal@yunextraffic.com / Steven Teal, Director of Field Services, U.S.

Contractor's License No. and Class: 1080007 (Class A & C-10, expires 08/31/2025)

Contractor's DIR Public Works Registration No: 1000815000 (expires 06/30/2026)

Honorable Councilmembers:

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress PROJECT 407, hereby proposes and agrees to furnish all labor, materials, equipment, plant, transportation, services, sales taxes and other costs necessary to complete the entire project in strict conformity with the specifications, general and special provisions, and all addenda therefore as prepared by the Engineering Division of the Department of Public Works Department of the City of Cypress and to complete all work within the contract time specified in this PROPOSAL, for the following bid:

BASE BID:

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
1.	1	LS	Mobilization (Section 9-3.4) (Not to exceed 5% of total bid amount excepting Item 1) PER LS	$5,800.00	$ 5,800.00
2.	1	LS	Traffic Control PER LS	$1,325.00	$ 1,325.00
3.	188	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F EACH	$ 720.00	$ 135,360.00
4	30	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$ 4,417.00	$ 132,510.00

TOTAL AMOUNT OF BASE BID: $ 274,995.00

TOTAL AMOUNT OF BID IN WORDS: Two Hundred Seventy Four Thousand, Nine Hundred Ninety Five Dollars and Zero Cents Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "A"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
A1.	1	LS	Traffic Control PER LS	$500.00	$ 500.00
A2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F EACH	$850.00	$ 40,800.00
A3.	9	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$5,100.00	$ 45,900.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": $ 87,200.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": IN WORDS: Eighty Seven Thousand,

Two Hundred Dollars and Zero Cents Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "B"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
B1	1	LS	Traffic Control PER LS	$500.00	$ 500.00
B2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS229RN0-Y PPB" per Exhibits D, E and F EACH	$850.00	$ 40,800.00
B3.	6	EA	Furnish and Install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$5,100.00	$ 30,600.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": $ 71,900.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": IN WORDS: Seventy One Thousand,

Nine Hundred Dollars and Zero Cents Dollars

(Please Print Total Amount of Bid in WORDS)

Total BASE BID PRICE:	**$ 274,995.00**

Total BASE BID PRICE:	$274,995.00
Total ADDITIVE – ALTERNATE A PRICE:	$87,200.00
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE A PRICE:	**$ 362,195.00**

Total BASE BID PRICE:	$274,995.00
Total ADDITIVE – ALTERNATE B PRICE:	$71,900.00
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE B PRICE:	**$ 346,895.00**

NOTE: Per Public Contracts Code Section 20103.8(a), the determination of the lowest bidder shall be based on the lowest bid price on the base bid **ONLY** without consideration of the optional additive and/or deductive bid item(s).

The contract shall be awarded to the lowest responsible bidder based on the base bid, and at the City's discretion, the addition, deletion, or modification of any alternate or combination of **alternatives**.

The Total Amount of Base Bid shall include all work and cost for work as specified on the project plans and delineated in the project specifications and all other incidental and appurtenant work that is necessary to complete the specific items of work including Bidder's overhead and mark-up, purchase of materials, taxes, transportation, permit fees, and all other costs made necessary by the Contract Documents to provide the City of Cypress with a complete operational facility meeting the approval of the City of Cypress and other agencies having jurisdiction over the project.

CONTRACT TIME: It is understood and agreed that the time limit for the completion of the above work shall be within **TWENTY-FIVE (25)** working days, exclusive of signal equipment lead times, of the commencement date given on the Notice to Proceed, and that required overtime and other costs are a part of the bid as noted above. *Additional 5 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate A and additional 3 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate B*

No bidder may withdraw his bid for a period of ninety (90) calendar days after the opening of bids.

DAY WORK: Any day work specified for this project shall be performed during the hours 8:30 a.m. to 4:00 p.m., Monday through Friday.

BID ADDENDA: Bidders who purchase plans and specifications at the City shall be placed on a bidders list, and shall receive any issued Bid Addenda. Bidders, who obtain plans and specifications from plan rooms or other sources, are responsible to contact the Public Works Department at 714-229-6740, in order to be placed on the Bidders List and receive any issued Addenda. Bidders shall submit a signed copy of all issued Bid Addenda with their bid. Failure to do so, may subject their bid to rejection.

PROPOSAL BID SHEET
PROJECT 407
ACCESSIBLE PEDESTRIAN SIGNALS

Date: THURSDAY, AUGUST 7, 2025 AT 10:00 AM

Company Name: **Econolite Systems, Inc.**

Address: 1250 N. Tustin Ave, Anaheim, CA 92807

Telephone: (714) 575-5619

Email: cflores@econolite.com

Contractor's License No. and Class: 969067, C-10

Contractor's DIR Public Works Registration No: 1000052909

Honorable Councilmembers:

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress PROJECT 407, hereby proposes and agrees to furnish all labor, materials, equipment, plant, transportation, services, sales taxes and other costs necessary to complete the entire project in strict conformity with the specifications, general and special provisions, and all addenda therefore as prepared by the Engineering Division of the Department of Public Works Department of the City of Cypress and to complete all work within the contract time specified in this PROPOSAL, for the following bid:

BASE BID:

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
1.	1	LS	Mobilization (Section 9-3.4) (Not to exceed 5% of total bid amount excepting Item 1) PER LS	$ 5,029.73	$ 5,029.73
2.	1	LS	Traffic Control PER LS	$ 7,855.40	$ 7,855.40
3.	188	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F EACH	$ 781.57	$ 146,935.16
4	30	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$ 4,486.05	$ 134,581.50

TOTAL AMOUNT OF BASE BID: $ 294,401.79

TOTAL AMOUNT OF BID IN WORDS: Two Hundred Ninety Four Thousand, Four Hundred One Dollars and Seventy Nine Cents Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "A"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
A1.	1	LS	Traffic Control PER LS	$ 2,317.53	$ 2,317.53
A2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F EACH	$ 781.57	$ 37,515.36
A3.	9	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$ 4,486.05	$ 40,374.45

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": $ 80,207.34

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": IN WORDS: Eighty Thousand, Two Hundred Seven Dollars and Thirty Four Cents Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "B"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
B1	1	LS	Traffic Control PER LS	$ 1619.48	$ 1619.48
B2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS229RN0-Y PPB" per Exhibits D, E and F EACH	$ 781.57	$ 37,515.36
B3.	6	EA	Furnish and Install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$ 4,486.05	$ 26,916.30

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": $ 66,051.14

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": IN WORDS: Sixty Six Thousand, Fifty One Dollars and Fourteen Cents Dollars

(Please Print Total Amount of Bid in WORDS)

Total BASE BID PRICE:	**$ 294,401.79**

Total BASE BID PRICE:	$ 294,401.79
Total ADDITIVE – ALTERNATE A PRICE:	$ 80,201.34
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE A PRICE:	**$ 374,609.13**

Total BASE BID PRICE:	$ 294,401.79
Total ADDITIVE – ALTERNATE B PRICE:	$ 66,051.14
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE B PRICE:	**$ 360,452.93**

NOTE: Per Public Contracts Code Section 20103.8(a), the determination of the lowest bidder shall be based on the lowest bid price on the base bid **ONLY** without consideration of the optional additive and/or deductive bid item(s).

The contract shall be awarded to the lowest responsible bidder based on the base bid, and at the City's discretion, the addition, deletion, or modification of any alternate or combination of **alternatives**.

The Total Amount of Base Bid shall include all work and cost for work as specified on the project plans and delineated in the project specifications and all other incidental and appurtenant work that is necessary to complete the specific items of work including Bidder's overhead and mark-up, purchase of materials, taxes, transportation, permit fees, and all other costs made necessary by the Contract Documents to provide the City of Cypress with a complete operational facility meeting the approval of the City of Cypress and other agencies having jurisdiction over the project.

CONTRACT TIME: It is understood and agreed that the time limit for the completion of the above work shall be within **TWENTY-FIVE (25)** working days, exclusive of signal equipment lead times, of the commencement date given on the Notice to Proceed, and that required overtime and other costs are a part of the bid as noted above. *Additional 5 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate A and additional 3 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate B*

No bidder may withdraw his bid for a period of ninety (90) calendar days after the opening of bids.

DAY WORK: Any day work specified for this project shall be performed during the hours 8:30 a.m. to 4:00 p.m., Monday through Friday.

BID ADDENDA: Bidders who purchase plans and specifications at the City shall be placed on a bidders list, and shall receive any issued Bid Addenda. Bidders, who obtain plans and specifications from plan rooms or other sources, are responsible to contact the Public Works Department at 714-229-6740, in order to be placed on the Bidders List and receive any issued Addenda. Bidders shall submit a signed copy of all issued Bid Addenda with their bid. Failure to do so, may subject their bid to rejection.

PROPOSAL BID SHEET
PROJECT 407
ACCESSIBLE PEDESTRIAN SIGNALS

Date: THURSDAY, AUGUST 7, 2025 AT 10:00 AM

Company Name: Bear Electrical Solutions, LLC.

Address: 1252 State Street, Alviso, CA 95002

Telephone: 408-449-5178

Email: estimating@bear-electrical.com

Contractor's License No. and Class: 982079, C-10, C-31, A, C-61/D-31

Contractor's DIR Public Works Registration No: 1000002158

Honorable Councilmembers:

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress PROJECT 407, hereby proposes and agrees to furnish all labor, materials, equipment, plant, transportation, services, sales taxes and other costs necessary to complete the entire project in strict conformity with the specifications, general and special provisions, and all addenda therefore as prepared by the Engineering Division of the Department of Public Works Department of the City of Cypress and to complete all work within the contract time specified in this PROPOSAL, for the following bid:

BASE BID:

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
1.	1	LS	Mobilization (Section 9-3.4) (Not to exceed 5% of total bid amount excepting Item 1) PER LS	$ 10,000.00	$ 10,000.00
2.	1	LS	Traffic Control PER LS	$ 8,250.00	$ 8,250.00
3.	188	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F EACH	$ 850.00	$ 159,800.00
4	30	EA	*Furnish and install Polara iCCU-S2 Smart Control* System with ICB and Cables per Exhibits D, E and F EACH	$ 5,200.00	$ 156,000.00

TOTAL AMOUNT OF BASE BID: $ 334,050.00

TOTAL AMOUNT OF BID IN WORDS:

Three Hundred Thirty Four Thousand Fifty Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "A"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
A1.	1	LS	Traffic Control PER LS	$ 2,500.00	$ 2,500.00
A2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F EACH	$ 880.00	$ 42,240.00
A3.	9	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$ 5,200.00	$ 46,800.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": $ 91,540.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": IN WORDS: _____

Ninety One Thousand Five Hundred Forty Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "B"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
B1	1	LS	Traffic Control PER LS	$ 1,650.00	$ 1,650.00
B2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS229RN0-Y PPB" per Exhibits D, E and F EACH	$ 880.00	$ 42,240.00
B3.	6	EA	Furnish and Install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$ 5,200.00	$ 31,200.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": $ 75,090.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": IN WORDS: _____

Seventy Five Thousand Ninety Dollars

(Please Print Total Amount of Bid in WORDS)

Total BASE BID PRICE:	**$** 334,050.00

Total BASE BID PRICE:	$ 334,050.00
Total ADDITIVE – ALTERNATE A PRICE:	$ 91,540.00
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE A PRICE:	$ 425,590.00

Total BASE BID PRICE:	$ 334,050.00
Total ADDITIVE – ALTERNATE B PRICE:	$ 75,090.00
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE B PRICE:	$ 409,140.00

NOTE: Per Public Contracts Code Section 20103.8(a), the determination of the lowest bidder shall be based on the lowest bid price on the base bid **ONLY** without consideration of the optional additive and/or deductive bid item(s).

The contract shall be awarded to the lowest responsible bidder based on the base bid, and at the City's discretion, the addition, deletion, or modification of any alternate or combination of **alternatives**.

The Total Amount of Base Bid shall include all work and cost for work as specified on the project plans and delineated in the project specifications and all other incidental and appurtenant work that is necessary to complete the specific items of work including Bidder's overhead and mark-up, purchase of materials, taxes, transportation, permit fees, and all other costs made necessary by the Contract Documents to provide the City of Cypress with a complete operational facility meeting the approval of the City of Cypress and other agencies having jurisdiction over the project.

CONTRACT TIME: It is understood and agreed that the time limit for the completion of the above work shall be within **TWENTY-FIVE (25)** working days, exclusive of signal equipment lead times, of the commencement date given on the Notice to Proceed, and that required overtime and other costs are a part of the bid as noted above. *Additional 5 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate A and additional 3 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate B*

No bidder may withdraw his bid for a period of ninety (90) calendar days after the opening of bids.

DAY WORK: Any day work specified for this project shall be performed during the hours 8:30 a.m. to 4:00 p.m., Monday through Friday.

BID ADDENDA: Bidders who purchase plans and specifications at the City shall be placed on a bidders list, and shall receive any issued Bid Addenda. Bidders, who obtain plans and specifications from plan rooms or other sources, are responsible to contact the Public Works Department at 714-229-6740, in order to be placed on the Bidders List and receive any issued Addenda. Bidders shall submit a signed copy of all issued Bid Addenda with their bid. Failure to do so, may subject their bid to rejection.

PROPOSAL BID SHEET
PROJECT 407
ACCESSIBLE PEDESTRIAN SIGNALS

Date: THURSDAY, AUGUST 7, 2025 AT 10:00 AM

Company Name: California Professional Engineering Inc.
Address: 19062 San Jose Ave, La Puente, CA 91748
Telephone: 16261810-1338
Email: estimating@CPengineeringinc.com
Contractor's License No. and Class: 793907 A, C-10, C-20
Contractor's DIR Public Works Registration No: 1000377609

Honorable Councilmembers:

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress PROJECT 407, hereby proposes and agrees to furnish all labor, materials, equipment, plant, transportation, services, sales taxes and other costs necessary to complete the entire project in strict conformity with the specifications, general and special provisions, and all addenda therefore as prepared by the Engineering Division of the Department of Public Works Department of the City of Cypress and to complete all work within the contract time specified in this PROPOSAL, for the following bid:

BASE BID:

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
1.	1	LS	Mobilization (Section 9-3.4) (Not to exceed 5% of total bid amount excepting Item 1) PER LS	$17,228	$17,228
2.	1	LS	Traffic Control PER LS	$1000	$1000
3.	188	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F EACH	$1095	$205,860
4	30	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$4590	$137,700

TOTAL AMOUNT OF BASE BID: $ 361,788

TOTAL AMOUNT OF BID IN WORDS: three hundred sixty-one thousand seven hundred eighty-eight Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "A"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
A1.	1	LS	Traffic Control PER LS	$1000	$1000
A2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F EACH	$1095	$52,560
A3.	9	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$4590	$41310

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": $ 94870

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": IN WORDS: ninety - four thousand eight hundred seventy Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "B"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
B1	1	LS	Traffic Control PER LS	$1000	$1000
B2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS229RN0-Y PPB" per Exhibits D, E and F EACH	$1095	$52560
B3.	6	EA	Furnish and Install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$4590	$27540

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": $ 81100

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": IN WORDS: eighty - one thousand one hundred Dollars

(Please Print Total Amount of Bid in WORDS)

Total BASE BID PRICE:	$ 361,788

Total BASE BID PRICE:	$ 361,788
Total ADDITIVE – ALTERNATE A PRICE:	$ 94,870
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE A PRICE:	$ 456,658

Total BASE BID PRICE:	$ 361,788
Total ADDITIVE – ALTERNATE B PRICE:	$ 81,100
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE B PRICE:	$ 442,888

NOTE: Per Public Contracts Code Section 20103.8(a), the determination of the lowest bidder shall be based on the lowest bid price on the base bid **ONLY** without consideration of the optional additive and/or deductive bid item(s).

The contract shall be awarded to the lowest responsible bidder based on the base bid, and at the City's discretion, the addition, deletion, or modification of any alternate or combination of **alternatives**.

The Total Amount of Base Bid shall include all work and cost for work as specified on the project plans and delineated in the project specifications and all other incidental and appurtenant work that is necessary to complete the specific items of work including Bidder's overhead and mark-up, purchase of materials, taxes, transportation, permit fees, and all other costs made necessary by the Contract Documents to provide the City of Cypress with a complete operational facility meeting the approval of the City of Cypress and other agencies having jurisdiction over the project.

CONTRACT TIME: It is understood and agreed that the time limit for the completion of the above work shall be within **TWENTY-FIVE (25)** working days, exclusive of signal equipment lead times, of the commencement date given on the Notice to Proceed, and that required overtime and other costs are a part of the bid as noted above. *Additional 5 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate A and additional 3 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate B*

No bidder may withdraw his bid for a period of ninety (90) calendar days after the opening of bids.

DAY WORK: Any day work specified for this project shall be performed during the hours 8:30 a.m. to 4:00 p.m., Monday through Friday.

BID ADDENDA: Bidders who purchase plans and specifications at the City shall be placed on a bidders list, and shall receive any issued Bid Addenda. Bidders, who obtain plans and specifications from plan rooms or other sources, are responsible to contact the Public Works Department at 714-229-6740, in order to be placed on the Bidders List and receive any issued Addenda. Bidders shall submit a signed copy of all issued Bid Addenda with their bid. Failure to do so, may subject their bid to rejection.

PROPOSAL BID SHEET
PROJECT 407
ACCESSIBLE PEDESTRIAN SIGNALS

Date: THURSDAY, AUGUST 7, 2025 AT 10:00 AM

Company Name: CROSSTOWN ELECTRICAL & DATA, INC.

Address: 5454 DIAZ ST., IRWINDALE, CA, 91706

Telephone: 626-813-6693

Email: DAVE@CROSSTOWNDATA.COM

Contractor's License No. and Class: 756309

Contractor's DIR Public Works Registration No: 1000000155

Honorable Councilmembers:

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress PROJECT 407, hereby proposes and agrees to furnish all labor, materials, equipment, plant, transportation, services, sales taxes and other costs necessary to complete the entire project in strict conformity with the specifications, general and special provisions, and all addenda therefore as prepared by the Engineering Division of the Department of Public Works Department of the City of Cypress and to complete all work within the contract time specified in this PROPOSAL, for the following bid:

BASE BID:

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
1.	1	LS	Mobilization (Section 9-3.4) (Not to exceed 5% of total bid amount excepting Item 1) PER LS	$ 7,500.00	$ 7,500.00
2.	1	LS	Traffic Control PER LS	$ 1,500.00	$ 1,500.00
3.	188	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F EACH	$ 1,180.00	$ 221,840.00
4	30	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$ 4,920.00	$ 147,600.00

TOTAL AMOUNT OF BASE BID: $ 378,440.00

TOTAL AMOUNT OF BID IN WORDS: THREE HUNDRED SEVENTY-EIGHT THOUSAND FOUR HUNDRED FORTY DOLLARS AND ZERO CENTS Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "A"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
A1.	1	LS	Traffic Control PER LS	$ 500.00	$ 500.00
A2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F EACH	$ 1,273.00	$ 61,104.00
A3.	9	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$ 4,921.00	$44,289.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": $ 105,893.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": IN WORDS: ONE HUNDRED FIVE THOUSAND EIGHT HUNDRED NINETY-THREE DOLLARS AND ZERO CENTS Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "B"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
B1	1	LS	Traffic Control PER LS	$ 500.00	$ 500.00
B2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS229RN0-Y PPB" per Exhibits D, E and F EACH	$ 1,273.00	$ 61,104.00
B3.	6	EA	Furnish and Install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH	$ 4,921.00	$ 29,526.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": $ 91,130.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": IN WORDS: NINETY-ONE THOUSAND ONE HUNDRED THIRTY DOLLARS AND ZERO CENTS Dollars

(Please Print Total Amount of Bid in WORDS)

Total BASE BID PRICE:	**$** 378,440.00

Total BASE BID PRICE:	$378,440.00
Total ADDITIVE – ALTERNATE A PRICE:	$105,893.00
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE A PRICE:	**$** 484,333.00

Total BASE BID PRICE:	$378,440.00
Total ADDITIVE – ALTERNATE B PRICE:	$ 91,130.00
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE B PRICE:	**$** 469,570.00

NOTE: Per Public Contracts Code Section 20103.8(a), the determination of the lowest bidder shall be based on the lowest bid price on the base bid **ONLY** without consideration of the optional additive and/or deductive bid item(s).

The contract shall be awarded to the lowest responsible bidder based on the base bid, and at the City's discretion, the addition, deletion, or modification of any alternate or combination of **alternatives**.

The Total Amount of Base Bid shall include all work and cost for work as specified on the project plans and delineated in the project specifications and all other incidental and appurtenant work that is necessary to complete the specific items of work including Bidder's overhead and mark-up, purchase of materials, taxes, transportation, permit fees, and all other costs made necessary by the Contract Documents to provide the City of Cypress with a complete operational facility meeting the approval of the City of Cypress and other agencies having jurisdiction over the project.

CONTRACT TIME: It is understood and agreed that the time limit for the completion of the above work shall be within **TWENTY-FIVE (25)** working days, exclusive of signal equipment lead times, of the commencement date given on the Notice to Proceed, and that required overtime and other costs are a part of the bid as noted above. *Additional 5 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate A and additional 3 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate B*

No bidder may withdraw his bid for a period of ninety (90) calendar days after the opening of bids.

DAY WORK: Any day work specified for this project shall be performed during the hours 8:30 a.m. to 4:00 p.m., Monday through Friday.

BID ADDENDA: Bidders who purchase plans and specifications at the City shall be placed on a bidders list, and shall receive any issued Bid Addenda. Bidders, who obtain plans and specifications from plan rooms or other sources, are responsible to contact the Public Works Department at 714-229-6740, in order to be placed on the Bidders List and receive any issued Addenda. Bidders shall submit a signed copy of all issued Bid Addenda with their bid. Failure to do so, may subject their bid to rejection.

PROPOSAL BID SHEET
PROJECT 407
ACCESSIBLE PEDESTRIAN SIGNALS

Date: THURSDAY, AUGUST 7, 2025 AT 10:00 AM

Company Name: PTM General Engineering Services Inc.

Address: 5942 Acorn St, Riverside, CA 92504

Telephone: 951.710.1000

Email: estimating@ptm-eng.com ; elizabeth@ptm-eng.com

Contractor's License No. and Class: CSLB # 891265 Class A; C10

Contractor's DIR Public Works Registration No: PTM DIR 1000001433

Honorable Councilmembers:

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress PROJECT 407, hereby proposes and agrees to furnish all labor, materials, equipment, plant, transportation, services, sales taxes and other costs necessary to complete the entire project in strict conformity with the specifications, general and special provisions, and all addenda therefore as prepared by the Engineering Division of the Department of Public Works Department of the City of Cypress and to complete all work within the contract time specified in this PROPOSAL, for the following bid:

BASE BID:

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
1.	1	LS	Mobilization (Section 9-3.4) (Not to exceed 5% of total bid amount excepting Item 1) Fourteen Thousand Dlls PER LS	$ 14,000-	$ 14,000-
2.	1	LS	Traffic Control Thirteen Thousand Thirteen Dlls PER LS	$ 13,013-	$ 13,013-
3.	188	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F Two thousand one hundred twenty eight Dlls EACH	$ 2,128-	$ 400,064-
4	30	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F Five thousand Dlls EACH	$ 5,000-	$ 150,000-

TOTAL AMOUNT OF BASE BID: $ 577,077-

TOTAL AMOUNT OF BID IN WORDS: Five Hundred Seventy Seven Thousand Seventy seven Dlls Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "A"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
A1.	1	LS	Traffic Control PER LS Five thousand Dlls	$ 5,000	$ 5,000
A2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F EACH Two thousand three hundred twenty eight Dlls	$ 2,328	$ 111,744
A3.	9	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH Five thousand four hundred Dlls	$ 5,400	$ 48,600

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": $ 165,344-

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": IN WORDS: _____

One hundred sixty five thousand three hundred forty four Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "B"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
B1	1	LS	Traffic Control PER LS Four thousand eight hundred Dlls	$ 4,800	$ 4,800
B2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS229RN0-Y PPB" per Exhibits D, E and F EACH Two thousand three hundred twenty eight Dlls	$ 2,328	$ 111,744
B3.	6	EA	Furnish and Install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F EACH Five thousand four hundred Dlls	$ 5,400	$ 32,400

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": $ 148,944

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": IN WORDS: _____

One hundred forty eight thousand and nine hundred forty four Dollars

(Please Print Total Amount of Bid in WORDS)

Total BASE BID PRICE:	$ 577077

Total BASE BID PRICE:	$ 577077
Total ADDITIVE – ALTERNATE A PRICE:	$ 165 344
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE A PRICE:	$ 742 421

Total BASE BID PRICE:	$ 577077
Total ADDITIVE – ALTERNATE B PRICE:	$ 148944
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE B PRICE:	$ 726021

NOTE: Per Public Contracts Code Section 20103.8(a), the determination of the lowest bidder shall be based on the lowest bid price on the base bid **ONLY** without consideration of the optional additive and/or deductive bid item(s).

The contract shall be awarded to the lowest responsible bidder based on the base bid, and at the City's discretion, the addition, deletion, or modification of any alternate or combination of **alternatives**.

The Total Amount of Base Bid shall include all work and cost for work as specified on the project plans and delineated in the project specifications and all other incidental and appurtenant work that is necessary to complete the specific items of work including Bidder's overhead and mark-up, purchase of materials, taxes, transportation, permit fees, and all other costs made necessary by the Contract Documents to provide the City of Cypress with a complete operational facility meeting the approval of the City of Cypress and other agencies having jurisdiction over the project.

CONTRACT TIME: It is understood and agreed that the time limit for the completion of the above work shall be within **TWENTY-FIVE (25)** working days, exclusive of signal equipment lead times, of the commencement date given on the Notice to Proceed, and that required overtime and other costs are a part of the bid as noted above. *Additional 5 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate A and additional 3 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate B*

No bidder may withdraw his bid for a period of ninety (90) calendar days after the opening of bids.

DAY WORK: Any day work specified for this project shall be performed during the hours 8:30 a.m. to 4:00 p.m., Monday through Friday.

BID ADDENDA: Bidders who purchase plans and specifications at the City shall be placed on a bidders list, and shall receive any issued Bid Addenda. Bidders, who obtain plans and specifications from plan rooms or other sources, are responsible to contact the Public Works Department at 714-229-6740, in order to be placed on the Bidders List and receive any issued Addenda. Bidders shall submit a signed copy of all issued Bid Addenda with their bid. Failure to do so, may subject their bid to rejection.

PROPOSAL BID SHEET
PROJECT 407
ACCESSIBLE PEDESTRIAN SIGNALS

Date: THURSDAY, AUGUST 7, 2025 AT 10:00 AM

Company Name: SERVITEK ELECTRIC, INC.

Address: 13330 Bloomfield Ave, Suite 102-114, Norwalk CA 90650

Telephone: 626-227-1650

Email: info@servitekelectric.com

Contractor's License No. and Class: 1035350, A & C-10

Contractor's DIR Public Works Registration No: 1000058315

Honorable Councilmembers:

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress PROJECT 407, hereby proposes and agrees to furnish all labor, materials, equipment, plant, transportation, services, sales taxes and other costs necessary to complete the entire project in strict conformity with the specifications, general and special provisions, and all addenda therefore as prepared by the Engineering Division of the Department of Public Works Department of the City of Cypress and to complete all work within the contract time specified in this PROPOSAL, for the following bid:

BASE BID:

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
1.	1	LS	Mobilization (Section 9-3.4) (Not to exceed 5% of total bid amount excepting Item 1) Twenty-One Thousand Dollars PER LS	$ 21,000.00	$ 21,000.00
2.	1	LS	Traffic Control Fifteen Thousand Seven Hundred Fifty Dollars PER LS	$ 15,750.00	$ 15,750.00
3.	188	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F One Thousand Two Hundred Thirty-Six Dollars EACH	$ 1,236.00	$ 232,368.00
4	30	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F Five Thousand Fifty-Seven Dollars EACH	$ 5,057.00	$ 151,710.00

TOTAL AMOUNT OF BASE BID: $ 420,828.00

TOTAL AMOUNT OF BID IN WORDS: _____

Four Hundred Twenty Thousand Eight Hundred Twenty-Eight Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "A"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
A1.	1	LS	Traffic Control Ten Thousand Five Hundred Dollars PER LS	$ 10,500.00	$ 10,500.00
A2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS29RN0-Y PPB" per Exhibits D, E and F One Thousand Five Hundred Sixty-Two Dollars EACH	$ 1,562.00	$ 74,976.00
A3.	9	EA	Furnish and install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F Five Thousand Forty-Nine Dollars EACH	$ 5,049.00	$ 45,441.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": $ 130,917.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "A": IN WORDS: _____

One Hundred Thirty Thousand Nine Hundred Seventeen Dollars

(Please Print Total Amount of Bid in WORDS)

ADDITIVE - ALTERNATE "B"

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
B1	1	LS	Traffic Control Ten Thousand Five Hundred Dollars PER LS	$ 10,500.00	$ 10,500.00
B2.	48	EA	Furnish and Install Polara Accessible Crosswalk "iDS229RN0-Y PPB" per Exhibits D, E and F One Thousand Five Hundred Sixty-Two Dollars EACH	$ 1,562.00	$ 74,976.00
B3.	6	EA	Furnish and Install Polara iCCU-S2 Smart Control System with ICB and Cables per Exhibits D, E and F Five Thousand Ninety-Two Dollars EACH	$ 5,092.00	$ 30,552.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": $ 116,028.00

TOTAL AMOUNT OF ADDITIVE – ALTERNATE "B": IN WORDS: _____

One Hundred Sixteen Thousand Twenty-Eight Dollars

(Please Print Total Amount of Bid in WORDS)

Total BASE BID PRICE:	**$** 420,828.00

Total BASE BID PRICE:	$ 420,828.00
Total ADDITIVE – ALTERNATE A PRICE:	$ 130,917.00
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE A PRICE:	**$** 551,745.00

Total BASE BID PRICE:	$ 420,828.00
Total ADDITIVE – ALTERNATE B PRICE:	$ 116,028.00
Total BASE BID PRICE plus Total ADDITIVE – ALTERNATE B PRICE:	**$** 536,856.00

NOTE: Per Public Contracts Code Section 20103.8(a), the determination of the lowest bidder shall be based on the lowest bid price on the base bid **ONLY** without consideration of the optional additive and/or deductive bid item(s).

The contract shall be awarded to the lowest responsible bidder based on the base bid, and at the City's discretion, the addition, deletion, or modification of any alternate or combination of **alternatives.**

The Total Amount of Base Bid shall include all work and cost for work as specified on the project plans and delineated in the project specifications and all other incidental and appurtenant work that is necessary to complete the specific items of work including Bidder's overhead and mark-up, purchase of materials, taxes, transportation, permit fees, and all other costs made necessary by the Contract Documents to provide the City of Cypress with a complete operational facility meeting the approval of the City of Cypress and other agencies having jurisdiction over the project.

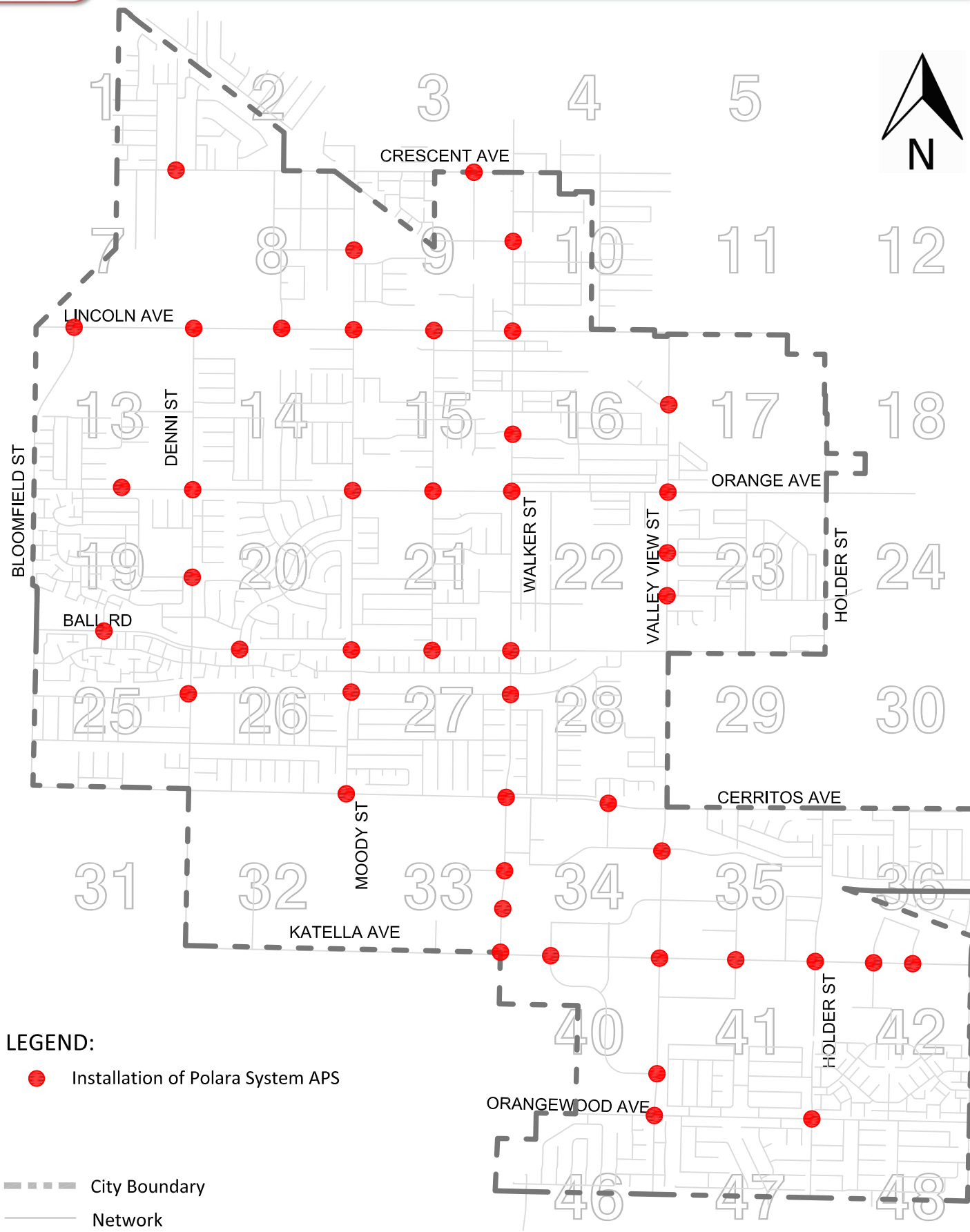
CONTRACT TIME: It is understood and agreed that the time limit for the completion of the above work shall be within **TWENTY-FIVE (25)** working days, exclusive of signal equipment lead times, of the commencement date given on the Notice to Proceed, and that required overtime and other costs are a part of the bid as noted above. *Additional 5 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate A and additional 3 working days will be granted should the City of Cypress honor and award the items specified on Additive Alternate B*

No bidder may withdraw his bid for a period of ninety (90) calendar days after the opening of bids.

DAY WORK: Any day work specified for this project shall be performed during the hours 8:30 a.m. to 4:00 p.m., Monday through Friday.

BID ADDENDA: Bidders who purchase plans and specifications at the City shall be placed on a bidders list, and shall receive any issued Bid Addenda. Bidders, who obtain plans and specifications from plan rooms or other sources, are responsible to contact the Public Works Department at 714-229-6740, in order to be placed on the Bidders List and receive any issued Addenda. Bidders shall submit a signed copy of all issued Bid Addenda with their bid. Failure to do so, may subject their bid to rejection.

CIP 407 Accessible Pedestrian Signal (APS)



CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **9.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 08/25/2025

SUBJECT: **Approve Final Tract Map No. 19339 for 5732 Lincoln Avenue**

RECOMMENDATION

Approve Final Tract Map No. 19339 and the Subdivision Improvement Agreement.

DISCUSSION

The California Subdivision Map Act governs the subdivision of land, or real property, for the purpose of sale, leasing or financing. Under this law, local government has approval authority over the subdivision process. A tract map is required for condominium purposes.

On October 28, 2024, the City Council approved Tentative Tract Map No. 19339 for the development of 20 condominiums. The project, developed by The Olson Company, is located on approximately 1.1 acres at 5732 Lincoln Avenue.

The Final Tract Map substantially conforms with Tentative Tract Map No. 19339. Additionally, all conditions of approval imposed by the City Council have been bonded for or completed, and approval of a Subdivision Improvement Agreement is recommended. Tract Map filing fees have been paid, and the Tract Map has been checked and found to be technically correct.

BUDGET IMPACT

None.

LEGAL REVIEW

The City Attorney has reviewed and approved the agreement as to form.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

Attachments

Tract Map No. 19339

SHEET 1 OF 4 SHEETS
ALL OF TENTATIVE TRACT NO. 19339
NUMBER OF LOTS: 1 NUMBERED
GROSS AREA: 1.102 ACRES
DATE OF SURVEY: MARCH 2024

TRACT NO. 19339

IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 11 WEST IN THE RANCHO LOS COYOTES, IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 51, PAGE 11 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

ADVANCED CIVIL GROUP, INC. JEFFERY L. MAYS L.S. 6379 MARCH 2024

FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE COMPANY

DATE _____
TIME _____ FEES _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____

HUGH NGUYEN
COUNTY CLERK-RECORDER

BY _____
DEPUTY

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF CYPRESS:

1. AN EASEMENT FOR PUBLIC UTILITY, AND INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES AS SHOWN ON SAID MAP.
2. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF CYPRESS ALL VEHICULAR ACCESS RIGHTS TO LINCOLN AVE., EXCEPT AT APPROVED ACCESS LOCATIONS.

OLSON URBAN VI - CYPRESS 3, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: OLSON URBAN COMMUNITIES VI, LLC
A DELAWARE LIMITED LIABILITY COMPANY
SOLE MEMBER

BY: OLSON URBAN VENTURES VI, LLC
A DELAWARE LIMITED LIABILITY COMPANY
SOLE MEMBER

BY: OLSON URBAN HOUSING, LLC
A DELAWARE LIMITED LIABILITY COMPANY
OPERATING MEMBER

BY: IN TOWN LIVING, INC.
A DELAWARE CORPORATION
MANAGING MEMBER

BY: _____
NAME: _____
TITLE: _____

BY: _____
NAME: _____
TITLE: _____

BENEFICIARY

CITY OF CYPRESS, A CALIFORNIA MUNICIPAL CORPORATION AS BENEFICIARY UNDER DEED OF TRUST, RECORDED MAY 14, 2025 AS INST. NO. 2025000139291 OF OFFICIAL RECORDS.

BY: _____

PRINT NAME: _____

TITLE: _____

BENEFICIARY

WELLS FARGO BANK, NATIONAL ASSOCIATION AS BENEFICIARY UNDER DEED OF TRUST, RECORDED JUNE 11, 2025 AS INST. NO. 2025000167871 OF OFFICIAL RECORDS.

BY: _____

PRINT NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGEMENT

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)
) SS
COUNTY OF_____)

ON_____, BEFORE ME,_____,

PERSONALLY APPEARED _____,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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:

SIGNATURE: _____ MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY,

PRINT: _____ EXPIRES: _____

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR ELECTRICAL POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED SEPTEMBER 5, 1951 IN BOOK 2226, PAGE 398 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED AUGUST 22, 1977 IN BOOK 12347, PAGE 1323 OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE OLSON COMPANY, LLC IN MARCH 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

_____
JEFFERY L. MAYS, DATE
L.S. 6379

PROFESSIONAL LAND SURVEYOR
JEFFERY L. MAYS
No. 6379
STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 202__

_____
LILY M. N. SANDBERG, CHIEF DEPUTY COUNTY SURVEYOR
P.L.S. 8402

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY COUNCIL; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 202__

_____
NICK MANGKALAKIRI, R.C.E. 75872
CITY ENGINEER, CITY OF CYPRESS

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
CITY OF CYPRESS) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF CYPRESS AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 202__ AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF CYPRESS:

1. THE EASEMENT FOR PUBLIC UTILITY, AND INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES, AS DEDICATED.
2. THE VEHICULAR ACCESS RIGHTS AS RELEASED AND RELINQUISHED.
3. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED ON THIS _____ DAY OF _____, 202__

_____
ALISHA FARNELL, CMC
CITY CLERK OF CYPRESS

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 202__

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY:_____
TREASURER-TAX COLLECTOR

SHEET 2 OF 4 SHEETS
ALL OF TENTATIVE TRACT NO. 19339
NUMBER OF LOTS: 1 NUMBERED
GROSS AREA: 1.102 ACRES
DATE OF SURVEY: MARCH 2024

TRACT NO. 19339

IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA

ADVANCED CIVIL GROUP, INC. JEFFERY L. MAYS L.S. 6379 MARCH 2024

FOR CONDOMINIUM PURPOSES

BOUNDARY ESTABLISHMENT

NOTARY ACKNOWLEDGEMENT

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)
) SS
COUNTY OF_____)

ON_____, BEFORE ME,_____,

PERSONALLY APPEARED _____,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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:

SIGNATURE: _____ MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY,

PRINT: _____ EXPIRES: _____

NOTARY ACKNOWLEDGEMENT

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)
) SS
COUNTY OF_____)

ON_____, BEFORE ME,_____,

PERSONALLY APPEARED _____,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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:

SIGNATURE: _____ MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY,

PRINT: _____ EXPIRES: _____

SHEET 3 OF 4 SHEETS

ALL OF TENTATIVE TRACT NO. 19339
NUMBER OF LOTS: 1 NUMBERED
GROSS AREA: 1.102 ACRES
DATE OF SURVEY: MARCH 2024

TRACT NO. 19339

IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA

ADVANCED CIVIL GROUP, INC. JEFFERY L. MAYS L.S. 6379 MARCH 2024

FOR CONDOMINIUM PURPOSES

BOUNDARY ESTABLISHMENT

40 20 0 40

SCALE: 1"=40'

NW COR. SEC. 16, T4S, R11W, RANCHO LOS COYOTES

N00°17'30"E 13.00'

N52°42'34"W 437.13'(436.76'R5)

LINCOLN AVENUE SURVEY CENTERLINE

LINCOLN AVENUE CONSTRUCTION CENTERLINE

N89°31'03"W 2626.60'(2626.68'R2)

1320.90'(1320.94'R2)

100.00'(M&R4)

N89°31'03"W 1320.90'(1320.94'R2) 2626.56'(2626.64'R2)

1290.89'(1290.00'R1)

737.92'(737.54'R1)

552.97'(553.18'R1)

N87°01'56"W GPS TIE 1222.21'

O.C.S. GPS NO. 3700
N: 2250907.09
E: 6018987.35

30'

13' 17' 36'

ACCEPTED AS THE NORTHEASTERLY LINE OF THE P.E. R.R. RIGHT-OF-WAY

ACCEPTED AS THE N'LY LINE OF THE NE 1/4, SEC 16, T.4S., R.11W., RANCHO LOS COYOTES

LOS ALTOS DRIVE

N00°28'33"E 13.00'

1305.70'(1305.74'R2)

1305.66'(1305.70'R2)

131.55'

1174.11'

13.00' 17.00' 36.00' 66.00'

N89°31'03"W 100.00'(M&R4)

MONUMENT NOTES

▲ INDICATES FOUND OCS HORIZONTAL CONTROL STATION GPS MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

● INDICATES FOUND MONUMENT AS NOTED

○ INDICATES SET 2" IRON PIPE TAGGED P.L.S. 6379, FLUSH.

RECORD REFERENCES:

( ) INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER RECORDS NOTED BELOW.

R1 INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER MAP OF A PART OF SOUTH SIDE ADDITION TO CYPRESS, MM 6/33.

R2 INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER TR NO. 10560, MM 456/9-11.

R3 INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER TR NO. 18035, MM 963/3 & 4.

R4 INDICATES RECORD DATA PER GRANT DEED RECORDED MAY 14, 2025 AS INST NO. 2025000139289 OF O.R.

R5 INDICATES RECORD DATA OR CALCULATED FROM RECORDED DATA PER REC. OF SURVEY, RSB 6/25.

M&R MEASURED AND RECORD PER APPLICABLE REFERENCED RECORDS.

MONUMENT NOTES:

(1) FND. 4" BRASS DISK STAMPED "CALIF. DIV. OF HWYS" IN O.C.S. WELL MON. DN 1.3' PER CORNER RECORD 2013-3440. ACCEPTED AS THE CENTERLINE INTERSECTION OF THE CONSTRUCTION CENTERLINE OF LINCOLN AVE. AND WALKER ST.

(2) FND. GEAR SPIKE & WASHER STAMPED "LS 5411" FLUSH, PER CORNER RECORD 2021-1681. ACCEPTED AS N 1/4 COR., SEC 16, T4S, R11W.

(3) SFN, ESTABLISHED THE NE COR., NW 1/4, NE 1/4 SEC 16, T4S, R11W, RANCHO LOS COYOTES BY PRORATION PER R2, ALONG SECTION LINE BETWEEN WALKER STREET AND VALLEY VIEW ST.

(4) FND. GEAR SPIKE & WASHER STAMPED "LS 5411" FLUSH, PER CORNER RECORD 2021-1682. ACCEPTED AS THE CENTERLINE INTERSECTION OF LINCOLN AVE. AND LOS ALTOS DR.

(5) FND. GEAR SPIKE & WASHER STAMPED "LS 5411" FLUSH, PER CORNER RECORD 2021-1683. ACCEPTED AS THE NE COR. SEC 16, T4S, R11W.

(6) FND. 2" PUNCHED BRASS DISK STAMPED "CALIF. DIV. OF HWYS" IN O.C.S. WELL MON. DN 1.3' PER PARCEL MAP NO. 2014-157, P.M.B. 402/35-38. ACCEPTED AS THE CENTERLINE INTERSECTION OF LINCOLN AVE. AND VALLEY VIEW ST. ALSO BEING OC GPS POINT NO. 3701.

(7) FND. GEAR SPIKE & WASHER STAMPED "LS 5411" FLUSH, PER CORNER RECORD 2017-2459. ACCEPTED AS THE THE SE COR. OF NE 1/4 , NE 1/4 , SEC. 16, T4S, R11W AND ALSO BEING THE SOUTHEAST CORNER OF TRACT NO. 10560

(8) SFN ESTABLISHED BY INTERSECTION. ACCEPTED AS THE INTERSECTION OF THE NORTH P.E. R.R. RIGHT-OF-WAY AND THE CENTERLINE OF VALLEY VIEW ST.

(9) FND. PUNCHED 2.5" BRASS DISK IN SURVEY WELL MON. DN 1.5' PER CORNER RECORD 2015-2626. ACCEPTED AS THE CENTERLINE INTERSECTION OF VALLEY VIEW ST AND ORANGE AVE.

(10) SFN, ESTABLISHED BY INTERSECTION. ACCEPTED AS THE INTERSECTION OF THE WEST LINE OF THE NE 1/4, NE 1/4, SEC. 16, T4S, R11W AND THE NORTHEASTERLY LINE OF THE P.E. R.R. RIGHT-OF-WAY.

(11) SFN, ESTABLISHED BY PRORATION PER R2 ALONG THE SOUTH LINE OF THE NE 1/4, NE 1/4, SEC. 16, T4S, R11W, BETWEEN WALKER ST. AND VALLEY VIEW ST.. ACCEPTED AS THE SW COR OF THE NE 1/4, NE 1/4, SEC. 16, T4S, R11W.

(12) FND. 2.5" PUNCHED BRASS DISK IN O.C.S. WELL MON. DN 1.3' PER TR 17067 MM 889/39-40 AND OC PUBLIC WORKS SURVEY DEPT GPS NO. 3713. ACCEPTED AS THE CENTERLINE INTERSECTION OF WALKER ST AND ORANGE AVE. ALSO ACCEPTED AS THE CENTER 1/4 COR., SEC 16, T4S, R11W, RANCHO LOS COYOTES.

(13) FND. SPIKE AND WASHER STAMPED "LS 5411" FLUSH, PER CORNER RECORD 2005-1123. ACCEPTED AS THE SW COR. OF NW 1/4 , NE 1/4, SEC. 16, T4S, R11W.

(14) SFN, ESTABLISHED BY INTERSECTION. ACCEPTED AS THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF LINCOLN AVE. AND THE NORTHEASTERLY LINE OF THE P.E. R.R. RIGHT-OF-WAY.

(15) FND 2" IP NO TAG DN 12" PER TRACT MAP NO. 10560 MM 456/9. ACCEPTED AS THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID MAP AND A POINT ON THE NORTHEASTERLY LINE OF THE P.E. R.R. RIGHT-OF-WAY.

(16) LT RCE 14814 IN CONC. CURB IN LIEU OF 2" IP, RCE 14814 PER TRACT MAP NO. 10560 MM 456/9. ACCEPTED AS THE WESTERLY CORNER OF LOT 9 OF SAID MAP AND A POINT ON THE NORTHEASTERLY LINE OF THE P.E. R.R. RIGHT-OF-WAY.

(17) FND. 3/4" IP NO TAG DN 16" PER RECORD OF SURVEY RSB 6/25. ACCEPTED AS THE WESTERLY CORNER OF SAID RECORD OF SURVEY AND A POINT ON THE NORTHEASTERLY LINE OF THE P.E. R.R. RIGHT-OF-WAY.

LOT 1
GROSS: 1.102 ACRES

N00°18'07"E 508.50'(467.80'R4)

N00°18'07"E 442.50'(401.80'R4)

N00°18'07"E 517.51'(516.84'R4)

N00°18'07"E 583.51'(582.84'R4)

N00°18'07"E 1352.43'

℄ WALKER STREET

℄ VALLEY VIEW STREET

BASIS OF BEARINGS

N00°17'30"E 2675.40'GROUND (2675.38' GRID)
1344.32'(1344.36'R2)
1357.41'(1357.36'R2)

N00°17'30"E 2688.40'(2688.32'R2)(2688.42'R3)

PORTION OF THE NW 1/4 , NE 1/4, SEC. 16, T4S, R11W IN THE RANCHO LOS COYOTES

PORTION OF THE NE 1/4 , NE 1/4, SEC. 16, T4S, R11W IN THE RANCHO LOS COYOTES

DISCREPANCIES NOTE

DISCREPANCIES BETWEEN THE MEASURED AND RECORD DISTANCES OF THE EAST AND WEST PROPERTY LINES OF LOT 1 ARE BASED ON HOLDING RECORD CALLS IN THE LEGAL DESCRIPTION TO THE MEASURED SECTION 16 LINES AND MEASURED PACIFIC ELECTRIC RAILWAY COMPANY RIGHT-OF-WAY AS OPPOSED TO THE DISTANCE CALLS IN THE LEGAL DESCRIPTION.

N52°42'34"W 798.64'

N52°42'34"W 125.20'(125.22'R4)

PACIFIC ELECTRIC RIGHT OF WAY (P.E.) RAILROAD

50' 100' 50'

768.92'

ACCEPTED AS THE WEST LINE OF THE NE 1/4 , NE 1/4, SEC. 16, T4S, R11W, RANCHO LAS BOLSAS

ACCEPTED AS THE NORTHEASTERLY LINE OF THE P.E. R.R. RIGHT-OF-WAY

154.60'

N52°42'34"W 3039.77'

N52°42'34"W 1277.07' 1122.41'(1122.46'R2)

1334.44'(1334.52'R2)

N00°28'33"E 2679.22'(2679.18'R2)

1320.65'(1320.73'R2)

N89°43'47"W 2340.72'(2340.85'R2)

1020.07'(1020.12'R2)

N89°45'48"W 281.53' (281.42'R2)

N52°42'34"W 351.66'

1331.66'R2) 211.90'(211.70'R2)

1331.78' 9.88' (1119.96'R2)

1331.08'(1330.96'R2)

N29°35'14"E 2494.92' GPS TIE

ESTABLISHED AS THE SOUTH LINE OF THE NW1/4 , NE 1/4, SEC. 16, T4S, R11W

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL GPS STATION NO. 3700 AND GPS STATION NO. 3713 BEING NORTH 00°17'30" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, (CCS83) ZONE VI, NAD 83 (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED.
TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99999123 (MEAN VALUE).

SURVEYOR'S BOUNDARY NOTE:
THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BOUNDARY) OF THIS MAP AS ESTABLISHED HEREON.

℄ ORANGE AVENUE

N89°43'06"W 2617.97'(2617.93'R2)

CENTER 1/4 COR. SEC. 16, T4S, R11W

O.C.S. GPS NO. 3713
N: 2248231.72
E: 6018973.73

ACCEPTED AS THE SE COR NE 1/4, SEC 16, T.4S., R.11W., RANCHO LOS COYOTES

SHEET 4 OF 4 SHEETS
ALL OF TENTATIVE TRACT NO. 19339
NUMBER OF LOTS: 1 NUMBERED
GROSS AREA: 1.102 ACRES
DATE OF SURVEY: MARCH 2024

30 15 0 30
SCALE: 1"=30'

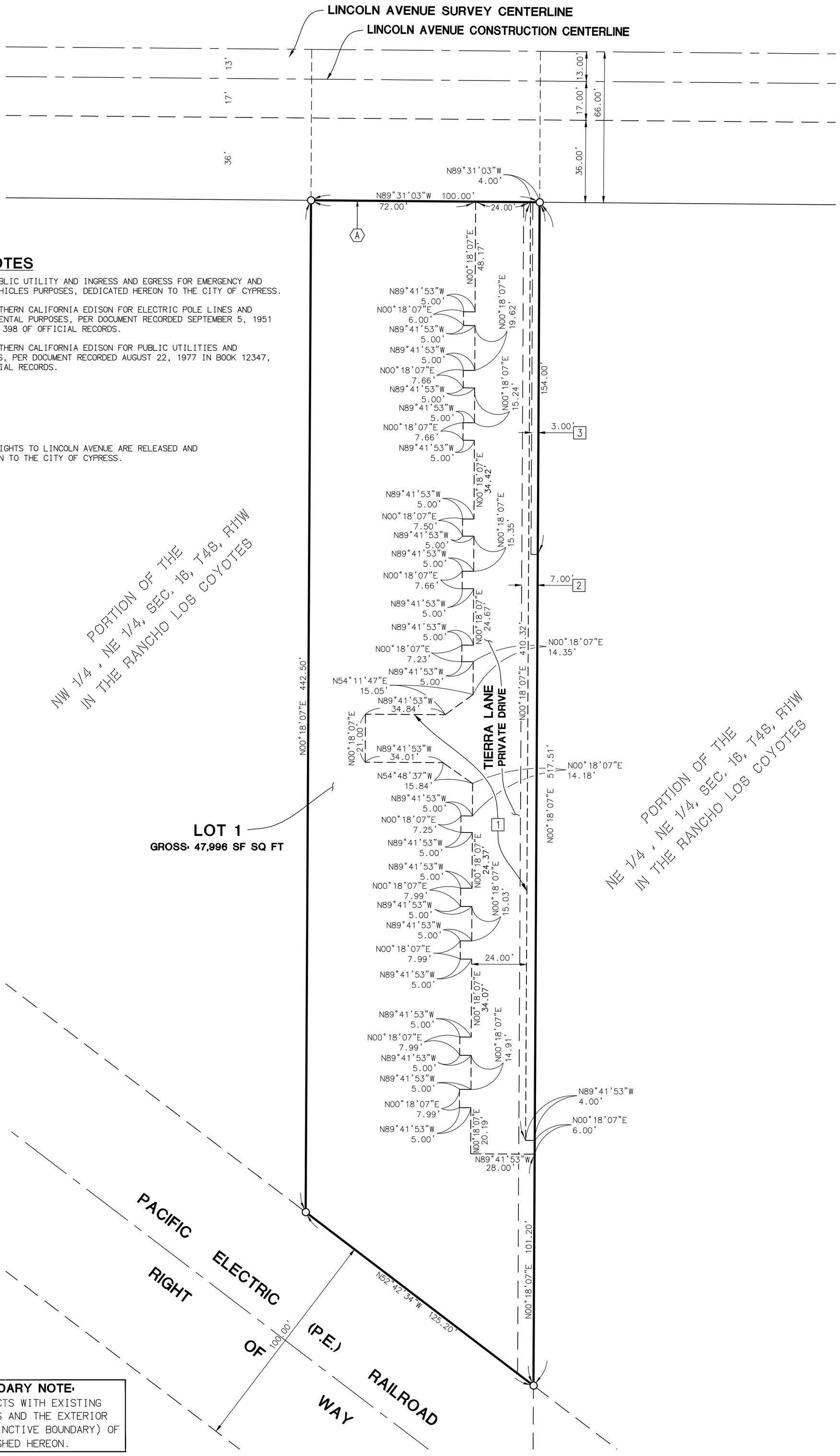
TRACT NO. 19339

IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA

ADVANCED CIVIL GROUP, INC. JEFFERY L. MAYS L.S. 6379 MARCH 2024

FOR CONDOMINIUM PURPOSES

EASEMENT DETAIL



EASEMENT NOTES

1 AN EASEMENT FOR PUBLIC UTILITY AND INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES, DEDICATED HEREON TO THE CITY OF CYPRESS.

2 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR ELECTRIC POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED SEPTEMBER 5, 1951 IN BOOK 2226, PAGE 398 OF OFFICIAL RECORDS.

3 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED AUGUST 22, 1977 IN BOOK 12347, PAGE 1323 OF OFFICIAL RECORDS.

(A) VEHICULAR ACCESS RIGHTS TO LINCOLN AVENUE ARE RELEASED AND RELINQUISHED HEREON TO THE CITY OF CYPRESS.

SURVEYOR'S BOUNDARY NOTE:
THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BOUNDARY) OF THIS MAP AS ESTABLISHED HEREON.

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **Item # 13.**

FROM: Alicia Velasco, Planning Director

DATE: 10/28/2024

SUBJECT: **Approve a Conditional Use Permit, Tentative Tract Map, and Affordable Housing Agreement for 20 Townhomes at 5732 Lincoln Avenue**

RECOMMENDATION

Adopt Resolutions approving a Conditional Use Permit, a Tentative Tract Map, and finding a 20 townhome development at 5732 Lincoln Avenue project exempt from California Environmental Quality Act requirements, and approve an Affordable Housing Agreement.

DISCUSSION

Background

The City Council approved the sale of this parcel, which is a remnant of the city's redevelopment agency, to The Olson Company on March 25, 2024. The Olson Company is requesting a Conditional Use Permit (CUP)and tentative tract map to construct 20 townhomes, five of which are set-aside for low-income households. The California Department of Housing and Community Development (HCD) approved the project on January 18, 2024. The property is in escrow pending City Council consideration of the actions recommended in this report.

Project Description and Required Discretionary Actions

The project is located within the Lincoln Avenue Specific Plan (LASP). High density residential (up to 20 dwelling units per acre) is permitted subject to a CUP. The project includes five affordable housing units and, although The Olson Company did not request a density bonus, State law requires the City Council grant development concessions in exchange for the affordable units. To ensure affordability, The Olson Company is required to enter into an Affordable Housing Agreement and the affordable units are subject to a 55-year deed restriction.

The recommended project consists of two 10-unit townhome buildings on 1.1-acres, featuring three-story homes with two to three bedrooms ranging from 1,263 to 1,716 square feet. The project includes two open space areas, each with shaded seating and a BBQ and a pet relief area in the southern open space area.

A tentative tract map is required to subdivide the property to facilitate the sale of the units.

Subject Property and Surrounding Land Uses

The site is vacant, and the City has leased it for farming since acquiring it in 2007. The project is

bounded by:

Direction	Land Use	Zoning
North	Shopping Center/Restaurant	PC- Planned Commercial (LASP)
South	Union Pacific Right of Way	PS (Public & Semi-Public)
East	Post Office	PC- Planned Commercial (LASP)
West	RV Storage	PC- Planned Commercial (LASP)

Development Standards
Project compliance with development standards and required concessions:

Standards	Required	Project
Minimum Parcel Area	10,000 s.f.	48,000 s.f.
Minimum Parcel Width	150 feet	100 feet[1]
Maximum Allowable Density	20 du/ac	18.2 du/ac
Maximum Height	30 feet	36.7 feet[2]
Minimum Front Setback	10 feet	56.7 feet
Minimum Side Setback	5 feet	East: 37 feet West: 11 feet
Minimum Rear Setback	5 feet	30.7 feet
Floor Area Ratio	0.5:1	0.8:1[2]

1: Legal nonconforming; 2: Concession required

Site Plan and Design Review

Building Design and Architecture
The project consists of two three-story townhouse buildings featuring a Mediterranean architectural style with a variety of materials and accents, including stucco, tile roofing, and decorative lighting and shutters. The building design meets LASP requirements.

Access and Parking
This site is accessed by a 24-foot wide driveway. There are 47 parking spaces, 17 more than required. Each townhome has a two-car garage with tandem or side-by-side parking. The site includes seven guest parking spaces.

Traffic
A traffic evaluation estimated the project will generate 135 daily trips, including eight morning peak hour trips and 10 evening peak hour trips. City traffic study guidelines consider projects with less than 50 peak hour trips to have insignificant impacts and a full traffic study is not required.

Landscaping and Open Space
The project includes two open space areas, featuring a shaded structure with seating. The southern area includes a BBQ and a pet relief area. Landscaping is provided in the open space areas, the front yard setback, and adjacent to walkways and parking areas.

DENSITY BONUS

Under State law, the project is entitled to three incentives/concessions (modifications to the development standards and other code requirements) because it provides affordable units. The Olson Company has requested:

1. Increasing the maximum height from 30 feet to 36.7 feet
2. Increasing the floor area ratio from 0.5:1 to 0.8:1
3. Waiving the Park Development Fee for the affordable units

Affordable Housing Agreement/Local Requirements

The Zoning Code requires an Affordable Housing Agreement be recorded against the property. The Agreement specifies:

1. The concessions granted
2. The location, size, and bedroom count of affordable units
3. The affordability level and term
4. An affirmative marketing plan to ensure advertising of units to a wide spectrum of residents

The conditions of approval require that the affordable units be distributed throughout the project, and have similar finishes and be roughly the same size as the market rate units.

TENTATIVE TRACT MAP

The tentative tract map divides the airspace for condominium purposes. As conditioned, it is consistent with all City and Subdivision Map Act requirements.

CONSISTENCY WITH THE GENERAL PLAN

The project is consistent with the following General Plan goals/policies:

LU-1.2: Allow for multi-family infill in designated areas to satisfy regional housing needs.

HOU-3: Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Cypress residents. Establish a balanced approach to meeting housing needs of both renter and owner households.

The project is an appropriate infill use of an underutilized site and fills a housing need by providing townhomes that are often starter homes. Additionally, the five affordable units provide low-income households the opportunity to purchase a home. The required affirmative marketing plan will ensure that the units are marketed to a wide spectrum of residents.

ENVIRONMENTAL REVIEW

The project is categorically exempt from further California Environmental Quality Act (CEQA) review as an infill development in an urbanized area. The project is consistent with the applicable General Plan and zoning designations and is located on a lot smaller than five acres. Further, the project is surrounded by urban uses and will not result in significant traffic, noise, air quality, or water quality impacts.

PUBLIC HEARING / PUBLIC OUTREACH PROCESS

Public hearing notices were posted and mailed to the owners of all properties located within 500 feet of the project. All written communication related to the public hearing received prior to publishing the City Council agenda is attached. Written communication submitted by 3:00 p.m. on October 28 will be part of the public hearing administrative record.

ALTERNATIVE ACTIONS

If the City Council identifies issues which should be addressed prior to taking action on this

application, the City Council may consider:

1. Adding conditions of approval to address concerns and/or require the applicant to modify the project design; or
2. Continuing the public hearing and directing staff to work with the applicant to resolve the issues; or
3. Continuing the public hearing, making findings for denial and directing staff to return to City Council with a resolution for denial.

BUDGET IMPACT

The City will receive one-time development and impact fees from the project.

LEGAL REVIEW

The Affordable Housing Agreement was prepared by the City Attorney's office.

APPROVED BY: Peter Grant, City Manager

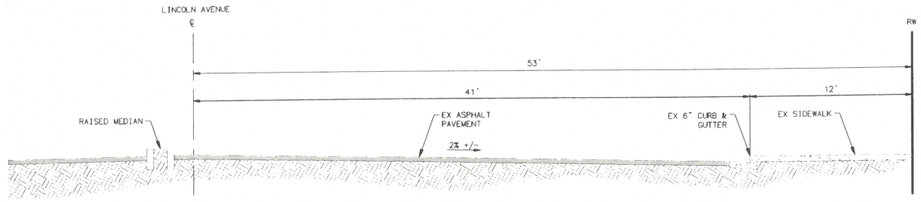
Attachments

CUP Resolution
Tentative Tract Map Resolution
Project Conditions
Affordable Housing Agreement
Traffic Evaluation
Vicinity Map
Project Plans
Notice of Exemption

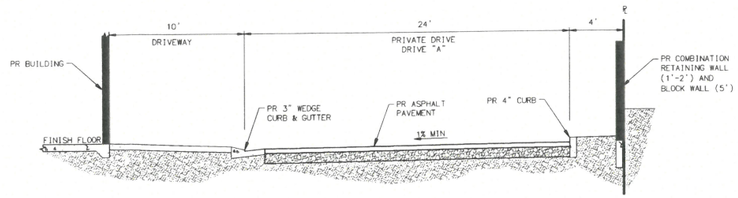
TENTATIVE TRACT MAP NO. 19339

FOR CONDOMINIUM PURPOSES

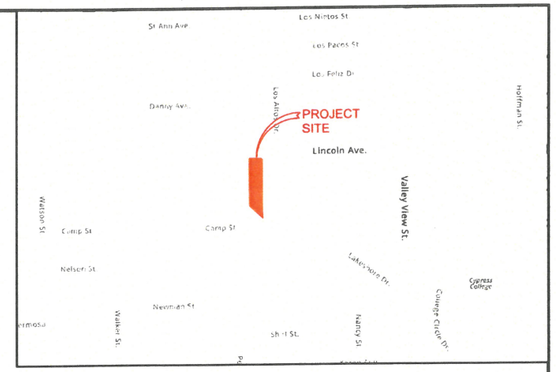
IN THE CITY OF CYPRESS
COUNTY OF ORANGE, STATE OF CALIFORNIA



SECTION B-B
SCALE: 1"=5'

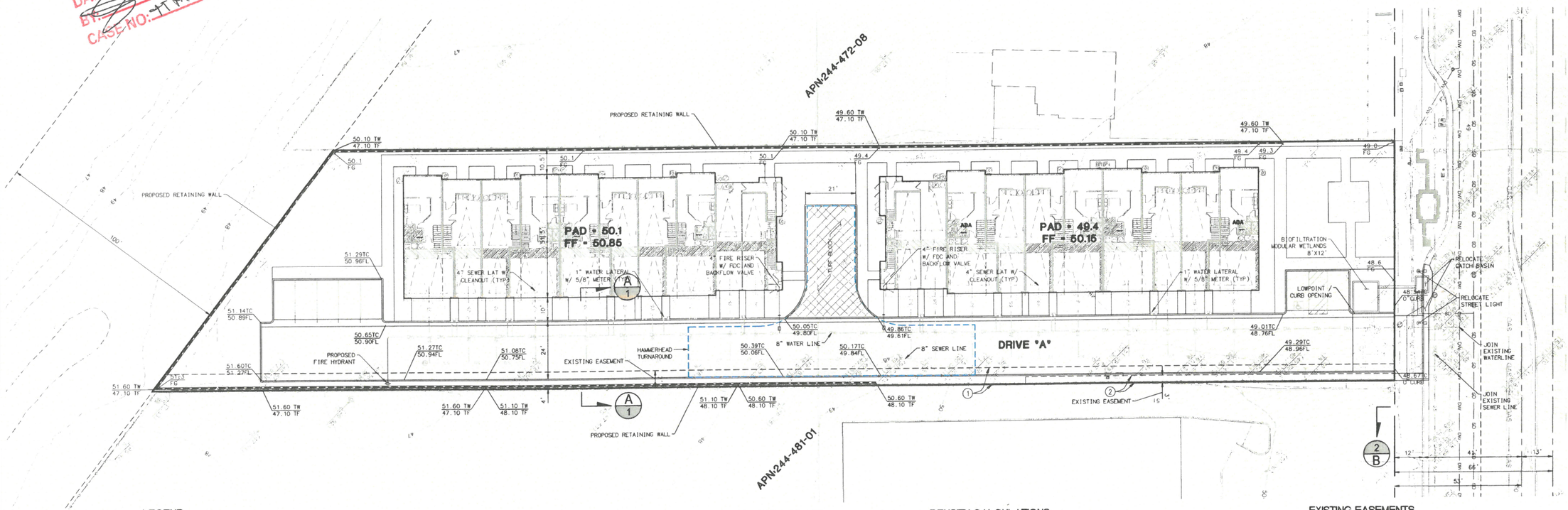


SECTION A-A
SCALE: 1"=5'



VICINITY MAP
NOT TO SCALE

APPROVED
CYPRESS
COMMUNITY DEVELOPMENT
DEPARTMENT
DATE: 9/28/24
BY:
CASE NO.: TTM No. 19339



LEGEND

	EX TREE		EX PROPERTY LINE
Ⓜ	EX SEWER MANHOLE		EX MAJOR CONTOUR
	EX STREETLIGHT		EX MINOR CONTOUR
	EX FIRE HYDRANT		EX SEWER LINE
	EX UTILITY BOX	DW	EX DOMESTIC WATER LINE
	EX STORM DRAIN MANHOLE		EX FIRE WATER LINE
		RW	EX RECYCLED WATER LINE
	EX CATCH BASIN		EX STORM DRAIN LINE
		OHE	EX OVERHEAD ELECTRIC
	EX POWER POLE		EX UNDERGROUND ELECTRIC
	EX TRAFFIC LIGHT		EX GAS LINE
VAULT	EX UNDERGROUND UTILITY VAULT		EX IRON FENCE
	EX IRRIGATION METER		EX CHAIN LINK FENCE
	EX ELECTRICAL METER		EX WOOD FENCE
	EX WATER VALVE COVER		EX BLOCK WALL
	EX WATER METER		EX PLANTER WALL
	EX MANHOLE		EX RETAINING WALL
	EX STREET SIGN		EX CURB AND GUTTER
	EX BOLLARD		EX CHAIN LINK FENCE
	EX MONUMENT		EX STRIPING
	EX TRANSFORMER		EX SLOPE
	EX FIRE WATER STRUCTURE		EX CONCRETE
	EX GAS STRUCTURE		
	EX GAS VALVE		EX STRUCTURE FOOTPRINT
	EX PROPERTY BOUNDARY		
	EX STREET CENTERLINE		EX PAVERS
	EX RIGHT-OF-WAY		

ABBREVIATIONS

D	DELTA
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
INV	INVERT
L	LENGTH
MIN	MINIMUM
NTS	NOT TO SCALE
P	PROPERTY LINE
PR	PROPOSED
R	RADIUS
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

GENERAL NOTES

1. EXISTING LAND USE: AGRICULTURAL ROW CROPS
2. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
3. EXISTING ZONING: LINCOLN AVENUE SPECIAL PURPOSE ZONE
4. WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY
5. SEWER SERVICE PROVIDED BY: CITY OF CYPRESS
6. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
7. GAS SERVICE PROVIDED BY: SOCAL GAS CO.
8. TELEPHONE SERVICE PROVIDED BY: SPECTRUM
9. CABLE TELEVISION PROVIDED BY: SPECTRUM
10. PROJECT IS WITHIN THE CYPRESS SCHOOL DISTRICT
11. ALL LOTS SHALL BE HOMEOWNER MAINTAINED
12. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
13. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" PER FIRM PANEL 06059C0116J EFFECTIVE ON 12/03/2009
14. ASSESSOR'S PARCEL NUMBER: 244-472-09

PROPERTY ADDRESS:

5732 LINCOLN AVENUE
CYPRESS, CA

DEVELOPER:

THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

OWNER: _____

BY: _____ DATE: _____

PROPOSED LOT AREA:

LOT	GROSS AND NET AREA (SF)	(AC)
1	47,987	1.102

DENSITY CALCULATIONS:

PROPOSED CONDOMINIUMS:	20 UNITS
NET AREA:	1.102 AC
PROPOSED DENSITY:	18.1 DU/AC

ASSESSOR PARCEL NUMBER:

APN: 244-472-09

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 11 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 582.84 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 TO THE NORTHEASTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S 100 FOOT RIGHT OF WAY; THENCE NORTHWESTERLY 125.22 FEET ALONG SAID RIGHT OF WAY TO A LINE PARALLEL WITH AND WESTERLY 100 FEET FROM SAID EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 467.80 FEET ALONG SAID PARALLEL LINE TO THE NORTH LINE OF SAID SECTION 16; THENCE EAST 100 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 66 FEET THEREON GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 28, 1956 IN BOOK 3625, PAGE 548 OF OFFICIAL RECORDS.

EXISTING EASEMENTS

(1) AN EASEMENT FOR POLE LINES AND CONDUIT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 05, 1951 AS BOOK 2226, PAGE 398 OF OFFICIAL RECORDS

(2) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1977 AS BOOK 12647, PAGE 1323 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY

DIGALERT
DIAL TOLL FREE
1(800) 227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS			
BY	DATE	DESCRIPTIONS	NO.

BENCHMARK:

NAME: O.C.S. VERTICAL CONTROL BM 1M-9-82

DESCRIPTION:
ORANGE COUNTY SURVEYOR'S 3-3/4" ALUMINUM DISK STAMPED "1M-9-82" SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 22 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE NORTHERLY SIDE OF LINCOLN AVENUE.

ELEV= 47.720'

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3700 & STATION GPS NO. 3713 BEING NORTH 00°17'30" EAST PER RECORDS OF FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
CIVIL
STATE OF CALIFORNIA

DRAWN BY:	CPK
DESIGNED BY:	CPK
CHECKED BY:	RSA
APPROVED BY:	RSA

ADVANCED
CIVIL GROUP
30251 GOLDEN LANTERN
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
(866) 338-5778 FAX
WWW.ADVANCEDCIVILGROUP.COM

PREPARED BY: _____ R.C.E. NO. 68795
DATE 8/15/2024

SCALE:	1" = 20'
GROSS AREA:	+/-1.10 AC
CONTOURS:	1 FOOT
TOTAL LOTS:	1 NUMBERED 0 LETTERED
TOTAL UNITS:	20 CONDOS

TTM NO. 19339
description
TENTATIVE TRACT MAP NO. 19339
prepared for
THE OLSON COMPANY

SHEET NO: TTM
SHEET 1 OF 1

EXHIBIT "A"

CONDITIONAL USE PERMIT NO. 2024-03
AND
TENTATIVE TRACT MAP NO. 19339

RE: 5732 Lincoln Avenue

CONDITIONS OF APPROVAL

1. General Conditions

1.1. Unless and until the project applicant and property owner sign and return a City-provided affidavit accepting these conditions of approval, there shall be no entitlement of the application. The project applicant and property owner shall have 15 calendar days to return the signed affidavit to the Community Development Department. Failure to do so will render City Council action on the application void. *(Planning)*

1.2. The applicant shall defend, indemnify, and hold harmless, the City and any agency thereof, or any of its agents, officers, and employees from any and all claims, actions, or proceedings against the City or any agency thereof, or any of its agents, officers or employees, to attack, set aside, void or annul, an approval of the City, or any agency thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project, which action is brought within the time period provided in Government Code Section 66499.37 and Public Resources Code, Division 13, CH. 4 (§ 21000 et seq. - including but not by way of limitation § 21152 and 21167). The City shall promptly notify the applicant of any claim, action, or proceeding brought within this time period. *(City Attorney)*

1.3. This permit is granted for the plans dated 9/13/2024, the landscape plans dated 9/6/2024, and the tentative map dated 8/15/2024 ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning Director. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. (Planning)

1.4. The applicant's contractor shall provide the City with a Certificate of Insurance on City form, evidencing a comprehensive liability insurance policy with a combined single limit of not less than $500,000 each occurrence in connection with the work performed. Certificate shall include the City, its Council, officers, members of boards or commissions and employees as additional Named Insureds with respect to all claims, actions, damages, liabilities and expenses, including attorney's fees, arising out of or in connection with the work to be performed under the development executed by the Named Insured and City, including any act or omission of employees, agents, subcontractors, or their employees. Such certificate shall have a 30-day cancellation notice to the City of Cypress. *(City Attorney)*

1.5. The applicant shall comply with all provisions of the Code of the City of Cypress. *(Planning)*

1.6. All requirements of the Cypress Municipal Code, Orange County Fire Authority (OCFA), Cypress Building and Safety Division, and any other provisions of applicable law shall be satisfied prior to a certificate of occupancy being issued. *(Planning)*

1.7. All applicable conditions of the project shall be complied with prior to occupancy of the subject building. *(Planning)*

1.8. Any failure of the applicant to abide by these conditions of approval or sign and return a City-provided affidavit accepting these conditions of approval shall be grounds for City's initiation of proceedings to revoke this Conditional Use Permit in accordance with the City's Zoning Ordinance. *(Planning)*

1.9. The applicant may request minor modifications of conditions of approval consistent with the intent of the project approval. The Planning Director, City Engineer, Orange County Fire Authority, and/or the Police Chief, depending on the department responsible for the requested condition modification, shall document such modification approvals in writing. For numerical standards, the Planning Director may approve deviations up to 10% provided that city code requirements are met. *(Planning)*

1.10. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant and all agents thereof. *(Planning)*

2. Planning

2.1. Utilities shall be released during the normal course of construction; however, they shall not be released until applicable conditions of approval have been met to the satisfaction of the Community Development Department. *(Planning)*

2.2. Any expansion or modification of the approved use beyond what is approved as part of this Conditional Use Permit will require an amendment to the conditional use permit. *(Planning)*

2.3. The developer shall provide mailbox facilities for each residence, to the satisfaction of the Planning Director and the Postmaster. *(Planning)*

2.4. This conditional use permit may be modified or revoked by the City Council should the Council determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. *(Planning)*

2.5. The developer shall establish a homeowner's association and the association shall be responsible for the enforcement of Covenants, Conditions and Restrictions (CC&Rs) related to property maintenance. The CC&Rs shall be subject to approval by the Planning Director prior to recordation. *(Planning)*

2.6. A copy of the CC&Rs covering the condominium development shall be submitted to the City staff (prior to recordation) for internal review, recommendation, and approval to assure the continuous maintenance applicability and enforceability of the CC&Rs so that the development will not become a liability to the City at a later date. The CC&Rs shall assign responsibility to the homeowners association for the maintenance of the areas held in common, including private streets, driveways, parking areas, and landscaping (including the public parkway along Lincoln Avenue adjacent to the condominium project property). *(Planning)*

2.7. A copy of the Condominium Plan for this project shall be submitted (concurrently with the CC&Rs) to the City staff for review and approval prior to recordation. *(Planning)*

2.8. The condominium development shall maintain individual trash cans for each unit on-site (one each for regular garbage, recyclables, and organics). The CC&Rs for this condominium development shall include provisions restricting the locations of the trash cans to the interior of the garage as shown on the plans, except the evening prior to and the day of trash pick-up service for the neighborhood. Individual trash cans shall be contracted through the City's disposal services contractor. *(Planning)*

2.9. The CC&Rs for the project shall include a section requiring that the garage parking spaces shall be maintained open and available at all times for the parking of two vehicles. *(Planning)*

2.10. The CC&Rs for the project shall include a section requiring all required open guest parking spaces shall be unassigned and prohibited from being assigned to a particular residential unit. Guest parking spaces shall not be used for long-term parking or storage of any vehicle, equipment, or property. *(Planning)*

2.11. The CC&Rs for the project shall include a section prohibiting the parking of recreational vehicles over 20 feet long in the project. *(Planning)*

2.12. The CC&Rs for the project shall include a section for graffiti removal responsibilities and procedures, including subscribing to an on-call graffiti prevention and removal service. *(Planning)*

2.13. The CC&Rs for the project shall include a section restricting the sale or resale price of the Affordable Units to a price affordable to low-income households, as defined by the Department of Housing and Community Development and detailed in the Affordable Housing Agreement, for a term of 45 years. The CC&R's shall further restrict purchase of the Affordable Units to households earning a maximum of 80% of the area median income as defined by the Department of Housing and Community Development. *(Planning)*

2.14. The CC&Rs for the project shall include a provision that ensures full access to all project amenities for all residents, including residents of the Affordable Units. *(Planning)*

2.15. The CC&Rs for the project shall include a provision requiring the homeowner of an Affordable Unit to occupy the unit as their primary residence. *(Planning)*

2.16. The project shall include five units restricted to a purchase price affordable to low-income households in exchange three concessions, pursuant to Government Code Sections 65915-65918 and as outlined in the staff report dated October 28, 2024. *(Planning)*

2.17. The developer shall enter into an affordable housing agreement with the City pursuant to Section 3.12.090 of the Cypress Zoning Ordinance. The agreement shall be recorded against the property prior to the issuance of any certificates of occupancy. *(Planning)*

2.18. The five affordable units shall be evenly dispersed throughout the Project. The affordable units shall be constructed with the same type and quality of exterior materials and interior fixtures, finishes, and amenities as the market rate units. *(Planning)*

2.19. Areas subject to vehicle loading, including internal streets, driveways, etc., shall consist of Portland Cement Concrete (PCC) unless an alternative material is approved in the project WQMP for infiltration purposes. The main drive aisle, behind the decorative pavers, can consist of asphalt. *(Planning)*

2.20. A copy of the approved Conditions of Approval shall be included in all development plans submitted to the City. *(Planning)*

2.21. At least two weeks prior to the issuance of the first certificate of occupancy, the applicant shall meet with the project planner and members of the Building and Engineering Divisions to ensure that all applicable conditions of approval have been satisfied. *(Planning)*

3. Architectural

3.1. Architectural elevations and site plans shall be reviewed and approved by the Community Development Department prior to the issuance of building permits. *(Planning)*

3.2. All architectural treatments shall be constructed as illustrated on plans and renderings submitted. The final exterior color scheme (including stucco color, which will reflect the approved exterior color scheme) shall be submitted to City staff for review and approval prior to actually painting the structure. *(Planning)*

3.3. Exterior lighting shall comply with Section 3.11.060 (Exterior lighting) of the Zoning Ordinance. The developer shall submit a lighting plan showing standard heights and light materials and a photometric plan showing light levels on site and at the adjacent property limits. All parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway or cause glare that affects motorists. Illumination levels at the property lines shall not exceed .5 foot candles. *(Planning)*

3.4. On-site lighting shall be arranged so that direct rays will not shine on adjacent properties or produce glare for street traffic. *(Planning)*

3.5. All roof mounted equipment, such as heating and air conditioning units, shall be adequately screened from public view, subject to the approval of the Planning Director. *(Planning)*

3.6. The ground-mounted air conditioning equipment, transformer boxes, and water valves shall

be adequately screened from the public view, subject to approval by the Planning Director. Plant material is acceptable as a screening material. *(Planning)*

3.7. Developer shall incorporate roof and building drainpipes and downspouts in an architecturally compatible manner including location and color to the satisfaction of the Planning Director. Pre-painted 6" half round seamless aluminum rain gutters with 3" round aluminum downspouts that are matched to the color scheme of the elevations are acceptable. *(Planning)*

3.8. During construction, the developer shall provide an adequate number of trash bins at a location acceptable to City staff. Construction bins must be maintained onsite. Bin rental shall be contracted through the City's disposal services contractor. *(Planning)*

3.9. The developer shall construct new masonry block walls along the rear and side property lines, except within the front setback. The new walls shall have a height of six feet as measured from the higher adjacent grade. The design of the walls shall be consistent with the design of the rest of the development and shall include precast caps or mortar caps with a stucco finish. The developer shall submit perimeter wall plans for review and approval by the Planning Director or designee. *(Planning)*

3.10. The developer shall construct a new masonry block "garden wall" along the street frontage of the project. The garden wall should be located at the rear of the 10-foot front landscape setback. The height of the garden wall segments shall be 30 to 36 inches. Decorative garden walls shall use materials and colors that are compatible with other site structures. The developer shall submit garden wall plans for review and approval by the Planning Director or designee. *(Planning)*

3.11. If it is determined that community trash bins are required for the development, a six-foot-tall masonry trash enclosure shall be required to screen the bins from public view. The masonry materials will be consistent/compatible with the project materials, and meet WQMP requirements. The location and materials are subject to approval by the Planning Director or designee. *(Planning)*

4. Signage

4.1. The developer shall submit a plan showing the design and location of any proposed monument sign or wayfinding signage on the interior of the site which shall be subject to review and approval of the Planning Director. The developer shall not erect or display on the subject property any signs which have not been approved in writing by the Community Development Department. *(Planning)*

4.2. The masonry materials on the base of a freestanding monument type sign shall match the materials used on the garden wall located in the front landscape planter. The freestanding sign cabinet shall be painted to match the wall or trim color of the building. (Planning)

4.3. The installation and method of sign illumination shall be reviewed and approved by the Planning Division and the Building and Safety Division under separate permit and pursuant to the requirements of the Cypress City Code and Zoning Ordinance. The developer shall take the appropriate measures to ensure that the illumination of the sign shall not create

glare for vehicular traffic. All electrical conduits, timer devices, and other electrical equipment shall be buried underground or concealed within the sign. *(Planning)*

5. Landscaping

5.1. A detailed landscape and automatic irrigation plan shall be submitted to the Cypress Planning Division for review and approval at least 60 days prior to issuance of a certificate of occupancy. In addition, a bond shall be posted with Public Works to guarantee against defects in plant materials and workmanship for a period of one year from acceptance of the landscape installation. All required landscaping shall be permanently maintained in a neat and orderly condition. *(Planning)*

5.2. All landscaping areas shall comply with the City's water efficiency ordinance as well as the water efficient requirements of the Cypress Zoning Code and the City's Drought Response Management Plan. All irrigation shall be provided by a drip or microspray system. *(Planning)*

5.3. Landscape irrigation pipes and sprinkler heads shall be maintained in good working order so as to cover all landscaped areas. *(Planning)*

5.4. Unless otherwise specified, all required trees shall be a minimum 15-gallon in size and of a variety approved by the Planning Director. *(Planning)*

5.5. A redwood landscape retainer, a minimum of two inches by six inches in size, shall be installed along all property lines where no perimeter wall is provided in the front setback area to separate the landscape planters from adjoining properties. *(Planning)*

5.6. Ground floor private patio areas shall be equipped with a water spigot and electrical outlet. *(Planning)*

5.7. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Planning Director allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. *(Planning)*

6. Operational

6.1. The use of mechanical devices associated with the cleaning and maintenance of real property shall be conducted in accordance with the Cypress Zoning Code. *(Planning)*

6.2. Exterior storage is specifically prohibited. *(Planning)*

6.3. The parking lot areas shall be used solely for vehicular parking. *(Planning)*

7. Property Maintenance

7.1. All walls, fences, and trash enclosures shall be maintained free of significant surface cracks, dry rot, warping, missing panels or blocks, which threaten the structure's structural integrity or graffiti which threatens the appearance. *(Planning)*

7.2. Parking lot surfaces and pedestrian walkways shall be maintained in a safe condition such that any concrete, asphalt, or other driving or walking surfaces are free of potholes, buckled or cracked surfaces, or raised areas. *(Planning)*

7.3. The property shall be maintained free of the accumulation of trash and debris. Trash and debris shall be stored solely in designated solid waste bins. *(Planning)*

7.4. Exterior building elevations shall be maintained such that the buildings are free of broken, missing or significantly cracked surface finished materials. *(Planning)*

7.5. The property shall be maintained free of all graffiti. All graffiti shall be removed within 48 hours once notified in writing by the City. *(Planning)*

7.6. The HOA be required to remove or repaint any graffiti that occurs in a timely manner. The wall facing Lincoln Avenue will feature plant materials to discourage graffiti. *(Engineering, Planning)*

8. Fees

8.1. The applicant shall pay the following fees per Resolution No. 6182, as noted below. *(Engineering)*

- Park and Recreation (Prior to issuance of Building Permit)
- Drainage Fee for Master Drainage Plan (Prior to issuance of Building Permit)
- City-wide Traffic Improvement (Prior to issuance of Building Permit)
- Regional Traffic Improvement (Prior to issuance of Building Permit)
- Final Subdivision Map Check (Prior to submittal of Map)
- Sanitary Sewer Connection (Prior to issuance of Building Permit): https://www.ocsan.gov/home/showpublisheddocument/34705/638599218131900000
- Grading / On-Site (Non-Structural) Plan Check (Prior to submittal of Grading Plans)
- Grading Permit and Inspection (Prior to Permit issuance)
- Building Plan Check (Prior to submittal of Plans)
- Building Permit and Inspection (Prior to Permit issuance)
- Public Improvement Plan Check (Prior to submittal of Plans)
- Public Improvement Permit and Inspection (Prior to Permit issuance)

8.2. Within 48 hours of the approval of this project, the applicant/developer shall deliver to the Community Development Department a check payable to the **County Clerk-Recorder in the amount of $50.00** County administrative fee, to enable the City to file the Notice of Exemption pursuant to Fish and Game Code §711.4 and California Code of Regulations, Title 14, section 753.5. If, within such 48-hour period, the applicant/developer has not delivered to the Community Development Department the check required above, the approval for the project granted herein shall be void. *(Planning)*

9. Engineering

9.1. That all engineering requirements of the City of Cypress, including preparation of improvement plans and installation of all improvements such as curbs and gutters,

sidewalks, street grading and pavement, sewer and drainage facilities, or other appurtenant work shall be complied with as required by the City Engineer and in accordance with specifications on file in the Office of the City Engineer, as may be modified by the City Engineer; and, that security in the form of a bond, certificate of deposit, letter of credit, completion guarantee, or cash, in an amount and form satisfactory to the City of Cypress, shall be posted with the City to guarantee the satisfactory completion of said improvements. Said security shall be posted with the City prior to the issuance of a building permit or final map approval, whichever occurs first, to guarantee the installation of the related improvements prior to final building and zoning inspections in accordance with an approved construction phasing plan. In the event the developer's contractor and/or subcontractor fails to diligently prosecute the work within the public right-of-way, the City reserves the right, in its reasonable discretion, to issue a stop work notice and to provide a substitute contractor and/or subcontractor to complete said work at the sole cost and expense of developer. *(Engineering)*

9.2. The applicant shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the City of Cypress, unless such easements are expressly made subordinate to the easements to be offered for dedication to the City. Prior to granting any of the said easements, the subdivider shall furnish a copy of the proposed easement to the City Engineer for review and approval. *(Engineering)* (Easement Subordination)

9.3. Prior to any street construction or relocation, when there are monuments in the project area which control the location of subdivisions, streets or highways, or provide survey control, the developer shall locate and reference the monuments and shall reset them after construction as required by Section 8771 of the Business and Professions Code, in a manner meeting the approval of the City Engineer. *(Engineering)*

9.4. The applicant shall make all submittals, including engineering, building, grading, water quality, and inquiries through the department's online plan check and permit application at https://cypressca.viewpointcloud.com or as determined by the City Engineer. *(Engineering)*

10. Landscaping within the Public Right-of-Way

10.1. The applicant or his successor in interest shall maintain all landscaping planted in the public right-of-way located along the frontage of their property in a healthy and safe condition. *(Engineering, Maintenance)*

11. Sewer and Wastewater

11.1. The developer shall construct new private sewer laterals with cleanouts at a location approved by the City Engineer. *(Engineering)*

11.2. Prior to the recordation of the subdivision map, the applicant shall submit a sewer plan signed and stamped by a registered civil engineer, detailing all the proposed public and/or private sewer lines meeting the requirements of the City Design Standards for Sewer Facilities to be approved by the City Engineer. (*Engineering*)

11.3. All sewer lines (including mains and laterals) within the development shall be private sewer lines and shall be maintained and cleaned by the developer, or successor in interest. The City of Cypress shall have no responsibility for maintenance of the private sewer lines. *(Engineering)*

12. Street Trees

12.1. If trees are planted within the public right of way, they shall be installed in accordance with the approved street landscape plan subject to the approval of the City Engineer. *(Engineering)*

12.2. The applicant or successor in interest shall trim all trees in the public right-of-way by following the City's tree trimming policy annually or as prescribed by the City Engineer and maintain the trees in a healthy and safe condition. *(Maintenance)*

13. Street Lighting

13.1. The applicant shall bear the full cost of relocating the existing street light along the property frontage on Lincoln Avenue and upgrading to energy efficient LED fixtures. Street light poles, standards, fixtures and details shall be approved by the City Engineer and meet the City of Cypress design standards.

14. Streets

14.1. Prior to the issuance of any certificate of occupancy, including temporary, the applicant shall resurface Lincoln Avenue (2" grind and overlay asphalt concrete pavement) along the property frontage. Construct all improvements in accordance with Cypress Public Works standards and specifications to satisfaction of the City Engineer.

14.2. Prior to the issuance of any certificate of occupancy, including temporary, the applicant shall install a new driveway approach that is compliant with the American Disabilities Act along the property frontage on Lincoln Avenue. The developer shall comply with the following requirements regarding the improvements:

- Construct all improvements in accordance with Cypress Public Works standards and specifications to satisfaction of the City Engineer.
- Prior to construction, obtain and pay for a permit and inspection services. As part of the permit, maintain a schedule on file with the City Engineer for the work.
- Adjust utility vaults and boxes to grade in accordance with the corresponding utility's requirements and standards.
- Relocate any utilities as necessary securing the appropriate approvals from the respective utilities.
- If necessary, grant easements to the City for pedestrian purposes for any sidewalk or driveways for compliance with ADA requirements prior to issuance of a permit for construction. *(Engineering)*

14.3. Remove and replace any damaged street, pavement, sidewalk, curb and gutter, or any other public improvements as a result of work associated with this project and appropriately clean the area to the satisfaction of the City Engineer.

14.4. The applicant shall submit a street design plans for approval by the City Engineer for all proposed City streets or any work within existing public right of way. Street name signs

and traffic signs shall be installed per City Standards. *(Engineering)*

14.5. Prior to issuance of a certificate of occupancy, the applicant shall remove and replace any existing public improvements at the development site which have existing damage, are damaged due to construction, or otherwise below current standards, to the satisfaction of the City Engineer. *(Engineering)*

15. Subdivisions

15.1. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Director and Public Works Director and/or pursuant to the Subdivision Map Act. Before occupying any structures or initiating any use approved by this permit, the applicant shall comply with all conditions of the tentative and final map. (*Engineering, Planning*)

16. Traffic

16.1. The access driveway to the development shall be designed such as there is minimal impact on the vehicle's tire upon ingress and egress from the driveway, as approved by the City Engineer. *(Engineering)*

16.2. The quantity, location, width, and type of public driveways shall be subject to the approval of the City Traffic Engineer. Prior to construction of any driveway approach upon public street right-of-way, the applicant shall obtain a public works permit. *(Engineering)* (Driveways)

16.3. Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Engineering Standard Plan 204 and 205 at all street intersections, driveways, and parkways, in a manner meeting the approval of the City Traffic Engineer. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing trees, signs, utilities, landscape, hardscape, slopes or any other encroachments from the limited use area in a manner meeting the approval of the City Engineer. *(Engineering)* (Sight Distance)

17. Utilities

17.1. Prior to issuance of a certificate of occupancy, the applicant shall install all new and existing utility services underground. *(Engineering)*

18. Drainage

18.1. Prior to issuance of grading permits or recordation of the subdivision map, whichever comes first, at the direction of the City Engineer, the applicant shall submit a grading plan for approval signed and stamped by a registered California civil engineer and using actual grades from an Orange County Surveyor's Benchmark. *(Engineering)*

The applicant shall ensure the following requirements are met:

- Drainage is solved to the satisfaction of the City Engineer and Building Official.
- The Grading Plan is consistent with the Water Quality Management Plan, Site Plan and any Improvement Plan for proposed public storm drains.
- Submittal of a Preliminary Grading Plan if deemed necessary by the City Engineer.
- The topography of the area surrounding this development shall be made to establish existing drainage flow patterns.
- The minimum slope standards are met for 1% for landscape areas, AC parking areas 1.5%, Concrete .2%.
- All surface runoff and subsurface drainage directed to the nearest acceptable drainage facility, as determined by the City Engineer.
- Drainage facilities discharging onto adjacent property shall be designed to imitate the manner in which runoff is currently produced from the site or alternatively, the applicant may obtain a drainage acceptance and maintenance agreement, suitable for recordation, from the owner of said adjacent property.
- All drainage facilities must be consistent with the County of Orange Grading Ordinance as supplemented by the Engineering Division and Local Drainage Manual.

19. Storm Water Quality – National Pollutant Discharge Elimination System

19.1. Development must be undertaken in accordance with the conditions and requirements of the Santa Ana Region National Pollutant Discharge Elimination System (NPDES) Permit Order No. R8-2009-0030 as amended by Order No. R8-2010-0062.

19.2. Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the City Engineer, a Final Water Quality Management Plan (WQMP). The WQMP must include best management practices for source control, pollution prevention, site design, and low impact development as well as structural treatment controls among many factors. Site design for controlling urban runoff must first evaluate infiltration, then harvest and water re-use, then evapotranspiration and only bio-treatment if the other three are not feasible. The WQMP must identify the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP) and utilize the Orange County Technical Guidance Document (OC TGD) as well as the Model WQMP.

Applicable WQMP projects must also:

- Utilize the City's current WQMP template;
- Utilize the City's online WQMP application system for submittal;
- Address site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing connected impervious areas, creating reduced or zero discharge areas, and conserving natural areas;
- Incorporate Routine Source Control BMPs as defined in the DAMP;
- Include post-construction Treatment Control BMP(s) as defined in the DAMP;
- Include and Operations and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for pos-construction Treatment Control BMP(s); (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced Treatment Control BMP(s); (3) describes the mechanism for funding the long-term operation and maintenance of the references Treatment Control BMP(s); (4) includes the Water Quality Implementation Covenant and Agreement.

19.3. Prior to issuance of and grading or building permits, the applicant must submit a certified copy of the approved Final Water Quality Management Plan (WQMP) along with the final approved Grading Plan and all other supporting documentation on a USB flash drive in a single digital file (pdf) format acceptable to the City Engineer. The Final WQMP Submittal and subsequent approval of the Preliminary Water Quality Management Plan does not guarantee approval of the Final Water Quality Management Plan. Should the final calculations and submittals not meet the required thresholds necessary to meet the obligations of the City under the NPDES Permit for development and its incorporated documents such as the DAMP and OC TGD. alterations to the site and the site plan may be required as prescribed by the City Engineer to the WQMP. Any significant alteration to the site plan due to the Final WQMP may require approval of the Council for the revision. Additionally, the WQMP must identify a responsible party and implement funding sources for maintaining post construction BMPs as required as part of the development and must ensure that appropriate easements and ownerships are properly recorded in public records and access is made available for inspection of said devices.

19.4. The owner is responsible for providing a Water Quality Implementation Covenant and Agreement and an Operations and Maintenance plan that outlines the funding and maintenance of water quality BMPs, consent to inspect, and indemnification on the forms provided by the City for all post-construction stormwater mitigation and treatment devices, as required by the Santa Ana Regional National Pollutant Discharge Elimination System (NPDES) Permit Order No. R8-2009-0030 as amended by Order No. R8-2010- 0062. The agreement will be subject to the review and approval of the City Engineer and City Attorney. Before final acceptance of project improvements, the owner or his/her designated representative must certify that the treatment device was constructed and installed in accordance with the approved plans. Prior to the issuance of a certificate of occupancy, the applicant must demonstrate compliance with the City's

NPDES Implementation Program in a manner meeting the satisfaction of the City Engineer and Water Quality Manager, including:

- Demonstrate that all structural Best Management Practices (BMPs) described in the BMP Exhibit from the project's approved WQMP and Maintenance Covenant and Agreement have been implemented, constructed and installed in conformance with approved plans and specifications
- Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP
- Demonstrate that copies of the project's approved WQMP and Covenant and Agreement (with attached O&M Plan) are available for each of the initial occupants
- Agree to pay a compliance deposit to pay for any required inspections and any additional non-compliance inspections as the City deems necessary
- Submit certified record drawings as well as the project engineer's post-construction certification as well as the owner's post construction certification on a template provided by the City
- Agree to pay for an inspection (special investigation) from the City for a date 12 months after the issuance of a certificate of occupancy for the project to verify compliance with the approved WQMP, Maintenance Covenant and Agreement and O&M Plan.
- Demonstrate that the applicant has RECORDED one of the following:

    1. The CC&R's (that must include the approved WQMP, Maintenance Covenant and Agreement and O&M Plan) for the project's Homeowner's Association;
    2. A Water Quality Implementation Covenant and Agreement that has the approved WQMP and O&M Plan attached; or
    3. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. *(Engineering, Water Quality)* (NPDES/WQMP Compliance Measures)

19.5. All onsite storm drain inlets, whether newly constructed or existing, must be labeled "No Dumping Drains to Ocean" before occupancy in accordance with city requirements.

19.6. All exterior metal building surfaces, including roofs, must be coated with rust-inhibitive paint to prevent corrosion and release of metal contaminants into the storm drain system prior to occupancy.

19.7. Trash enclosures and/or recycling area(s) must include a structure to cover the enclosure with a solid roof design below to direct stormwater away from entering the enclosure. All litter/waste material must be kept in leak-proof containers. Area(s) must be paved with impermeable material. No other area may drain onto these areas. The trash enclosure and/or recycling area(s) may not drain to the storm drain system and all cleanups must be performed using dry cleanup methods. Additionally, there must be a posted sign on the trash enclosure informing users that hazardous materials are not to be disposed therein. Additionally, trash enclosures may be required to be modified to meet

the current solid waste requirements.

19.8. Pet waste collection systems or dispensers, which hold bags for pet owners to use to pick up waste, must be installed in close proximity to trash receptacles in all common use areas. Regular refuse collection and resupply of pickup bags must be conducted by property owner or homeowner's or business owner's association.

19.9. Decorative fountains and ponds must be designed with no connection to the storm drain system. The discharge of non-stormwater from fountains and ponds must not be allowed to drain to the storm drain system.

19.10. Prior to the issuance of any grading or building permit, the applicant must submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the City Engineer and the Building Official and in accordance with requirements of the Santa Ana Regional National Pollutant Discharge Elimination System (NPDES) Permit Order No. R8-2009-0030 as amended by Order No. R8-2010-0062. The ESCP must be developed and implemented to demonstrate compliance with the City's NPDES Implementation Program and State water quality regulations for grading and construction activities. The ESCP must identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. must be properly covered, stored, and secured to prevent transport into local drainage ways or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP must also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. The ESCP must be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP must be kept at the project site and be available for City review on request.

19.11. Prior to issuance of certificate of occupancy, the applicant must clean all on site storm drain systems, catch basins, filters, storm drain lines, inlet boxes, etc. Additionally, upon direction of the City Engineer, the applicant must clean any public storm drain systems, catch basins, filters, lines, and inlet boxes that the City Engineer has determined have been impacted by the applicant's construction. If clean-up is not performed, the City may make arrangements to clean the system at the developer's expense.

19.12. The owner is responsible for maintaining and operating all on-site private improvements.

19.13. All property areas must be maintained free of litter/debris.

19.14. All onsite storm drains including post-construction best management practices (BMPs) must be cleaned at least twice a year; once immediately before October 1st (the beginning of the rainy season), and once in May (the end of the rainy season). Additional cleaning may be required by the City Engineer.

19.15. There must be no pressure washing of parking areas, and waste storage areas, or building site, unless the City approves a collection system to keep water from entering

the storm drain.

19.16. Landscaping must be properly maintained with efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides that can contribute to urban runoff pollution.

19.17. Any CUP applicant or its successor shall be responsible for the cost of any water quality inspections by the City that are mandated by the State of California or by the U.S. Environmental Protections Agency (USEPA) presently or in the future.

19.18. The Improvement Bond must incorporate all post-construction stormwater devices from the approved WQMP. These costs will be provided in the WQMP for review and inclusion in the Improvement Bond and shall cover device defects as well as malfunctions and possible replacement in the event the device is damaged or not operating per the manufacturer's specification or intended design.

19.19. The applicant will be subject to all requirements of Section 13-29 of the Cypress Municipal Code regarding stormwater pollution prevention including, but not limited to, an Operations and Maintenance Verification Certification – WQMP Post Construction through the City's online application and permitting system, prior to issuance of a final certificate of occupancy.

19.20. No person or person(s) shall make any modifications to drainage approved in the grading plan or WQMP without prior written approval from the City Engineer.

19.21. Certified full trash capture devices must be installed to address the Statewide Trash Amendments adopted April 7, 2015. Existing storm drain inlets located within this project must be retrofitted to address the above trash policies. Additionally, proposed post-construction BMPs must be devices that are State certified for full-trash capture. Relocated catch basin along property frontage shall also include automatic retractable screens (ARS) devices in addition to full trash capture devices to address the Statewide Trash Amendments.

20. Building and Safety

20.1. Applicant/developer shall provide a single point of contact for all phases of the permitting process and the construction process. The point of contact may be different for permitting and construction. The applicant/developer will provide a 24-hour contact number. This person will be responsible for all communications with Building and safety including but not limited to application, plan submittal, permit issuance, inspection requests and any other requests or inquiries. (*Building and Safety*)

20.2. The applicant will schedule a pre-construction meeting with both the Building Official and City Engineer (or designee) prior to any work starting on the project site. The meeting shall take place one to two weeks prior to the start of construction. All contractors, including their superintendents, designers/engineers will be required to attend unless otherwise directed by the Director of Public Works. (*Building and Safety, Engineering*)

20.3. Construction bins for non-recyclable and recyclable materials generated from any construction site (residential and non-residential) must be placed "on site" out of the public right-of-way unless permit is obtained from the City Engineer. *(Building & Safety)*

20.4. A pre-grading SWPPP's inspection is required prior to grading permit issuance. All required grading stormwater BMPs shall be installed and inspected by the Building Division prior to the release of the grading permit. *(Building & Safety)*

20.5. Delivery, loading and unloading of construction materials shall occur on site and not within the Public Right of Way unless a permit is obtained from the City Engineer. *(Building and Safety)*

20.6. Applicant/developer shall obtain the required permits and comply with applicable provisions of the 2022 California Residential, Building, Plumbing, Electrical, and Mechanical Codes, the 2022 California Green Building Standards Code, Title 24, and the City of Cypress Codes. *(Building & Safety)*

20.7. Grading, demolition, and exterior building construction activities shall be limited to the hours of between 7:00 a.m. and 8:00 p.m. Monday through Friday, between 9:00 a.m. and 8:00 p.m. on Saturday, if the City's noise standards are exceeded. Interior building construction and tenant improvements shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday, only if the City's noise standards are exceeded. **If complaints are received regarding noise from grading or demolition, further restrictions may be imposed on the start time of construction by the Director of Community Development, up to a 9:00 a.m. start time.** No construction activity shall be allowed on Sundays or federal holidays. In addition, construction equipment shall be equipped with effective muffling devices. Compliance with this measure is subject to field inspection by City staff. *(Building & Safety)*

20.8. An automatic fire sprinkler system, approved by the Orange County Fire Authority, may be required. *(Building & Safety)*

20.9. Type 5 cement shall be used for all foundations and slabs on grade. *(Building & Safety)*

20.10. All slabs on grade (including M-1 occupancies) shall receive a minimum of a 10 mil. thick moisture barrier. *(Building & Safety)*

20.11. A stamped soil investigation report shall be submitted with the plans for plan check. The report shall include soil bearing capacity, seismic study, in compliance with the Seismic Hazard Mapping Act of the State of California, grading, paving, sulfate test, and other pertinent information under good engineering practice. *(Building & Safety)*

20.12. An acoustical report shall be submitted with the plans for plan check. The report shall meet all the requirements of the Uniform Building Code and Title 24 of the State Administrative Code. *(Building & Safety)*

20.13. Prior to final certificate of occupancy, as required by California State Health and Safety Code Section 19850, the applicant shall provide copies of the stamped approved plans and any revisions on CD in PDF format to the City of Cypress Building Division to serve as the official file copy of the approved building plans. *(Building & Safety)*

20.14. Building plans shall be stamped by a licensed engineer. *(Building & Safety)*

21. Security

21.1. The landscaping and lighting plans for the project shall also be subject to review by the Cypress Police Department. *(Police Department)*

21.2. Illuminated address signs shall be installed next to each garage door for easy identification by Police and Fire personnel. *(Police Department.)*

21.3. The CC&R's shall contain a restriction prohibiting the parking of vehicles in front of garages. Common areas not designated for guest parking shall be kept clear at all times. *(Police Department)*

21.4. Security lighting shall be provided in the parking areas, public open space, and driveways. Front door entrances to the individual units shall also be provided with light fixtures. *(Police Department)*

22. Fire

22.1. Design Review: Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to the Orange County Fire Authority (OCFA). The development review does not imply or express approvals on any subsequent plan submittal. *(OCFA)*

22.2. Plan Submittal Sequence: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the specified event.

22.3. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required, the applicant or responsible party shall submit:
- Fire Master Plan (service code PR145)
- Alternate Methods and Materials (AM&M) request (PR910), to address turn around and fire lane location deficiencies associated with the Fire Master Plan review.

22.4. Prior to issuance of a building permit, the applicant or responsible party shall submit:
- Architectural (service codes PR264-PR272, abbreviated review)
- Underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)
- Fire sprinkler system (service codes PR400-PR465)

22.5. Prior to concealing interior construction, the applicant or responsible party shall submit:
- Fire alarm system (service code PR500-PR520)
- Fire sprinkler system (service codes PR430-PR455).

22.6. Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by the OCFA may be found

by visiting ocfa.org on the Planning and Development Section homepage.

22.7. Temporary/Final Occupancy Inspections: Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

22.8. Emergency Access Easements: Irrevocable reciprocal access easements for emergency access purposes to the benefit of the Cypress shall be recorded concurrently with the final map or, where no final map is required, prior to approval of the fire master plan.

22.9. Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

23 Solid Waste

23.1. The applicant shall subscribe to solid waste services from the City's solid waste hauler with no less than one time per week service for trash, recycling, and organics recycling. These shall be properly maintained and not allowed to overflow. Source separated organic recycling is required unless alternatives are approved in writing from the Public Works Director. (*Public Works, Water Quality*)

23.2. For phased construction, as buildings are occupied, the applicant shall ensure there is adequate room and clearance for solid waste trucks and for placement of construction bins on site during construction. Access ways shall not be blocked without written approval of the Building Official. (*Public Works*)

23.3. The applicant shall not install a trash compactor at the site without first having received written approval from the City's solid waste hauler. *(Public Works)*

23.4. For residential automated trash service, the applicant must provide on-site driveways, drive aisles and turnarounds with adequate space, clearance, material and loading capacity for solid waste trucks to maneuver and turn around on site (as reviewed and approved by the City's solid waste hauler and the City Engineer). Solid waste trucks shall be prohibited from backing out into city streets and roadways. *(Public Works)*

Effective: October 28, 2024

SECTIONS
2. General
3. Planning

4. Architectural
5. Signage
6. Landscaping
7. Operational
8. Property Maintenance
9. Fees
10. Engineering
11. Landscaping in the Public Right-of-Way
12. Sewer and Wastewater
13. Street Trees
14. Street Lighting
15. Streets
16. Subdivisions
17. Traffic
18. Utilities
19. Drainage
20. Storm Water Quality
21. Building & Safety
22. Security
23. Fire
24. Solid Waste



CYPRESS-LINCOLN & LOS ALTOS

CYPRESS, CALIFORNIA

OWNER/APPLICANT:

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CIVIL:
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3020 Old Ranch Pkwy #100
Seal Beach, Ca 90740

CYPRESS - LINCOLN
CYPRESS, CA # 20230808

CONCEPTUAL DESIGN

Plot Date: 10.07.2024
1st Planning Submittal: 04.22.2024
2nd Planning Submittal: 09.13.2024

PERSPECTIVE SKETCH VIEW
VIEW 1

A1.2



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PERSPECTIVE SKETCH VIEW
VIEW 2

A1.3



SITE DATA
APN: 244-472-09
Address: 5732 Lincoln Avenue
City: Cypress, CA
County: Orange County
Existing Zoning: Lincoln Avenue Specific Plan - Commercial Mixed Use
Site Area: ±1.1 ac (±47,987sf Gross)

Construction Type: V-B
Occupancy Type: R2
Fire Department: OCFA
Fire Sprinkler Type: NFPA 13

DEVELOPMENT STANDARDS
Min. Lot Size: 10,000 sqft
Min. Lot Frontage: 150 ft
Max. Building Height: 30 ft
Max. Dwelling Units per acre: 30 D.U
Min. Dwelling Units per acre: 20 D.U
Min. Shared Open Space: Linear dimension of 50 ft

Required Setbacks
Frontage:10'
Interior Side:5'
Rear:5'
Min. Distance Between Buildings on Same Parcel: 10'
FAR: 0.64

State Density Bonus Parking:
2 Bd: 1.5 sp/unit
3 Bd: 1.5 sp/unit
4 Bd: 2.5 sp/unit

BUILDING DATA

#	Plan	Gross Area	Type	Parking Req'd
2 DU	P1	1262sf	3bd/3ba/2-car tandem	3 spaces
2 DU	P2	1325sf	3bd/3ba/2-car tandem	3 spaces
8 DU	P3	1483sf	3bd/3ba/2-car tandem	12 spaces
8 DU	P4	1734sf	3bd/3.5ba/2-car sxs	12 spaces
Totals: 20 DU		30,910sf Gross (Avg. 1,546sf)		30 spaces

Total Construction Area: 43,842sf (Gross)

Density: ±18.2 du/ac (Gross)

Parking Provided:
40 spaces - Garages
7 spaces - Guest
47 spaces - Total

Open Space Provided: ±3068sf (±153sf/unit)

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0 15 30 60

ARCHITECTURAL SITE PLAN

A1.0



LEGEND

1. Community open space area with string lights, picnic table seating, trash receptacle, BBQ, and turf area.
2. Community open space area with lounge seating, trash receptacle, and turf area.
3. Two community cluster mailboxes, per USPS review and approval.
4. Proposed wall, pilaster, gate or fence, per L2 Wall & Fence Plan.
5. Enhanced paving at main project entry.
6. Proposed tree, per L3 Planting Plan.
7. 4' wide community natural colored concrete sidewalk, with saw-cut joints.
8. 4' wide unit entry natural colored concrete walk, with saw-cut joints.
9. Accessible parking stall and striping, per Civil plans.
10. Guest parking stall.
11. Natural colored concrete driveway, with light broom finish and tooled joints.
12. Common area landscape, builder installed and HOA maintained.
13. Community dog bag station (black in color), for pet owners.
14. Property line.
15. Public street R.O.W.
16. Transformer to be screened with landscape, quantity and final locations to be determined.
17. Short term bike parking (1 bike racks to accommodate 2 bike stalls).
18. Biofiltration area with modular device (per Civil plans); with riparian planting.
19. Turf area with adirondack seating and specimen tree.

0 10' 20' 40'

Scale: 1" = 20'

The Olson Company

Conceptual Landscape Plan

Concept - 1st City Submittal | Project No.: TOC63 | Date: Sept. 6, 2024

L-1

5732 Lincoln Avenue, Cypress, CA

studio PAD
Landscape Architecture
21196 La Cadena Drive (Ste 103)
Laguna Hills CA 92653 (www.studio-PAD.com)

LEGEND

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Stucco Recess /Reveal at Windows/Doors
4. Half Faux Gable End Vent
5. Exposed Truss Tails w/2x3 Fascia
6. Decorative Stucco Sill Trim
7. Vinyl Window
8. Decorative Stucco over Foam Cantilever
9. Stucco Arched Soffit
10. Stucco Decorative Foam Corbel
11. Decorative Stucco Faux Shelf
12. Metal Railing
13. Fiberglass Entry Door
14. Decorative Shutters
15. Bay Window w/ Fiber-cement Trim & Panels
16. Canvas Awning w/ Metal Brackets
17. Decorative Exterior Lights & Address Sign
18. Metal Utility Door
19. Metal Sectional Garage Door



FACING NORTH (STREET FRONT)



FACING WEST



FACING SOUTH



FACING EAST (DRIVE SIDE)

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CYPRESS - LINCOLN
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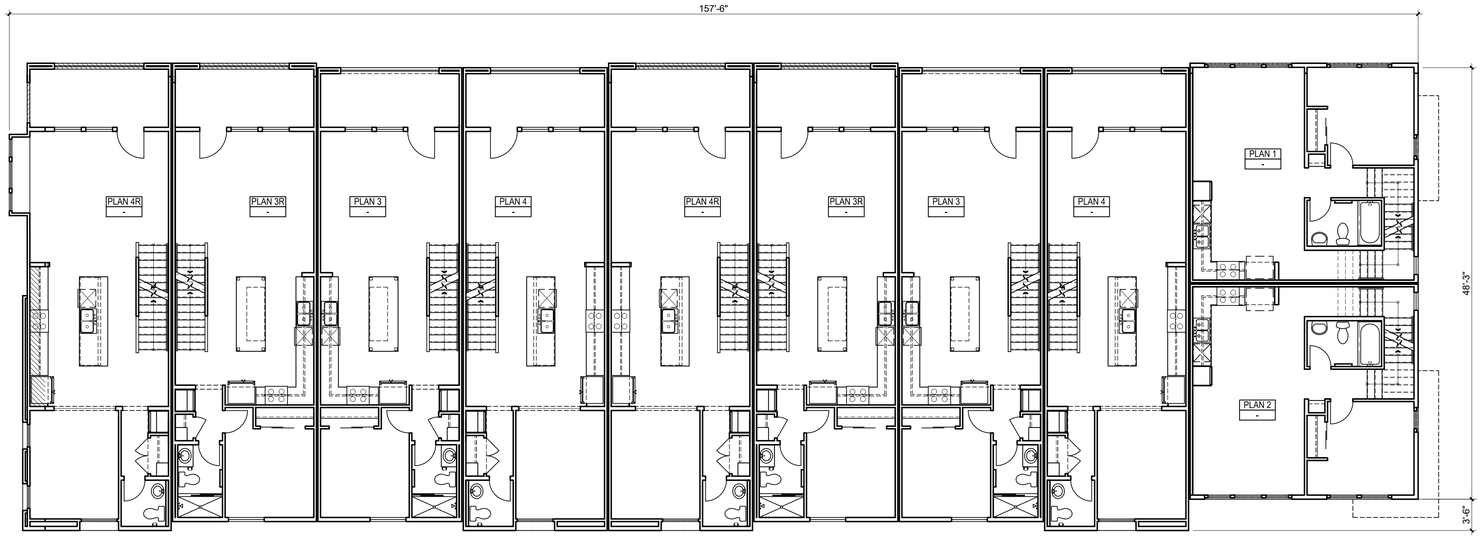
CONCEPTUAL DESIGN

Plot Date: 10.07.2024
1st Planning Submittal: 04.22.2024
2nd Planning Submittal: 09.13.2024

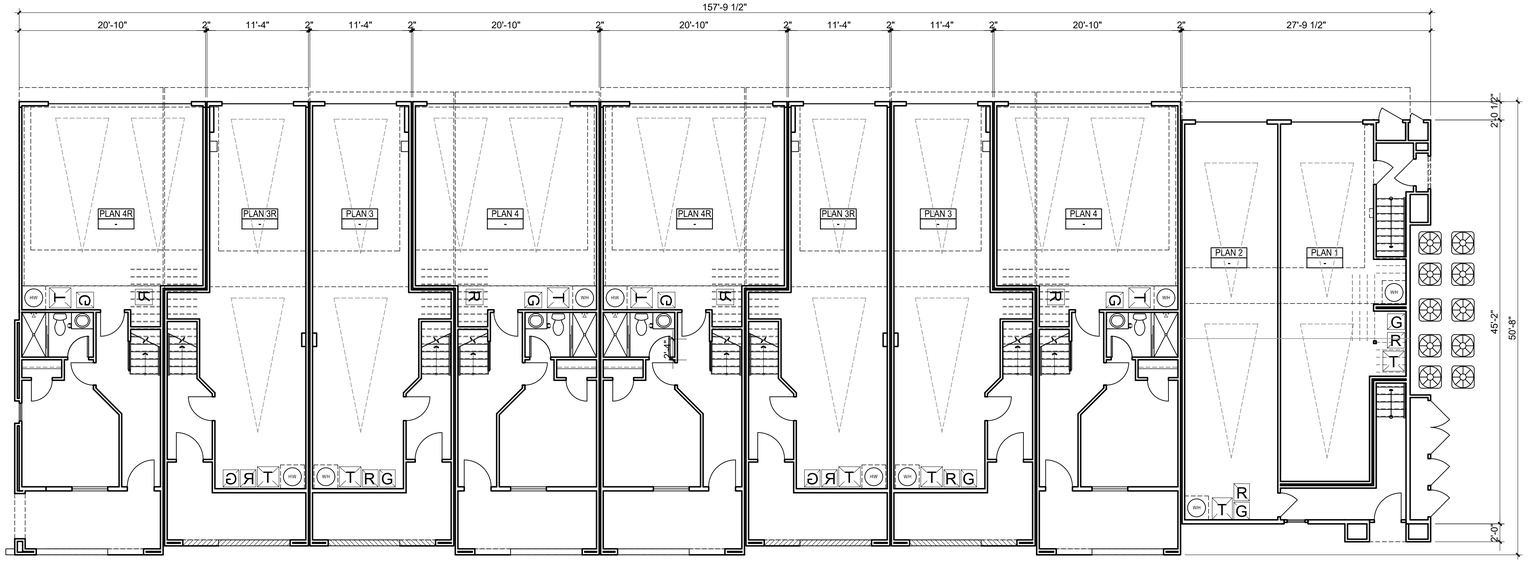
0 4 8 16

COMPOSITE B-1 BUILDING ELEVATIONS
B-1 BUILDING

A2.0



SECOND FLOOR



FIRST FLOOR

ktgy

Architecture | Branding
Interiors | Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

The Olson Co
3020 Old Ranch Pkwy #100
Seal Beach, Ca 90740

CYPRESS - LINCOLN
CYPRESS, CA # 20230808

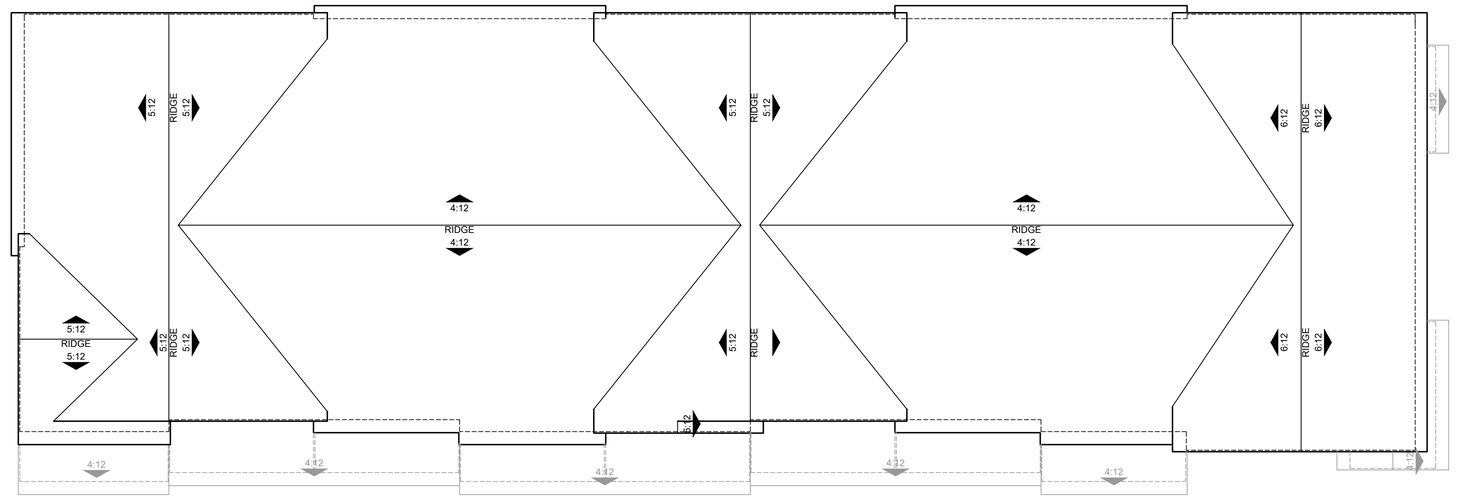
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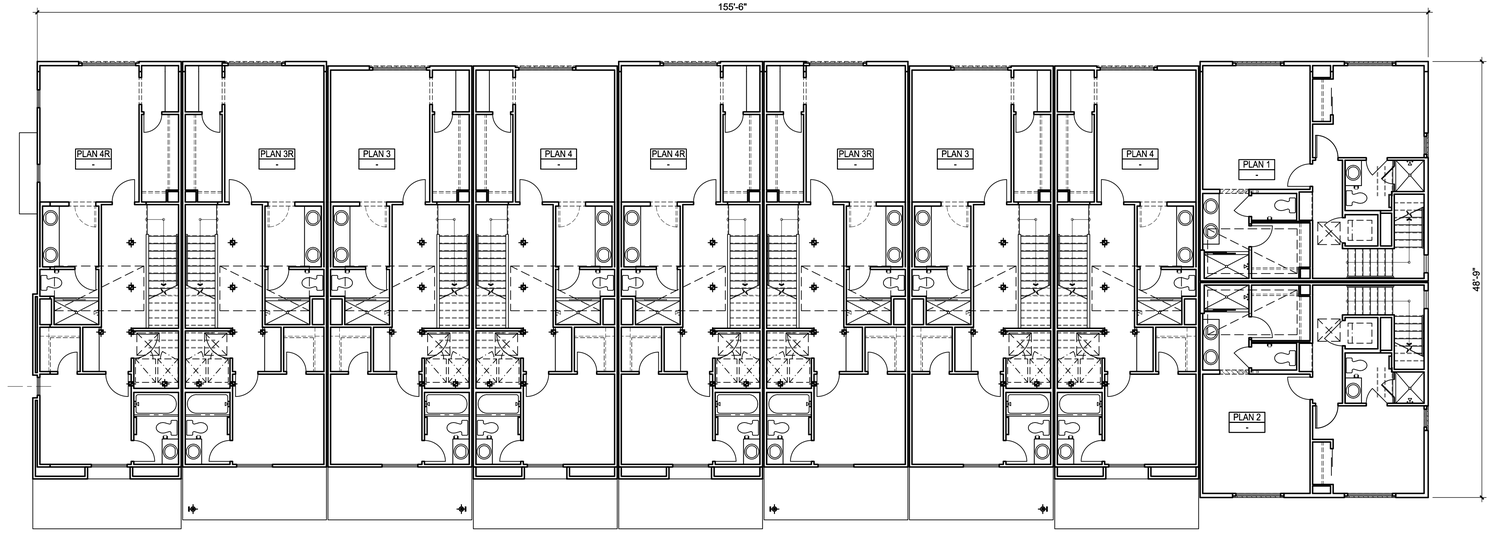
0 4 8 16

COMPOSITE B-1 BUILDING PLANS
B-1 BUILDING

A2.1



ROOF PLAN



THIRD FLOOR

ktgy
Architecture | Branding
Interiors | Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

The Olson Co
3020 Old Ranch Pkwy #100
Seal Beach, Ca 90740

CYPRESS - LINCOLN
CYPRESS, CA # 20230808

CONCEPTUAL DESIGN

Plot Date: 10.07.2024
1st Planning Submittal: 04.22.2024
2nd Planning Submittal: 09.13.2024

0 4 8 16

COMPOSITE B-1 BUILDING PLANS
B-1 BUILDING

A2.2



FACING NORTH (STREET FRONT)



FACING WEST



FACING SOUTH



FACING EAST (DRIVE SIDE)

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Interiors | Planning
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Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

The Olson Co
3020 Old Ranch Pkwy #100
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CYPRESS - LINCOLN
CYPRESS, CA # 20230808

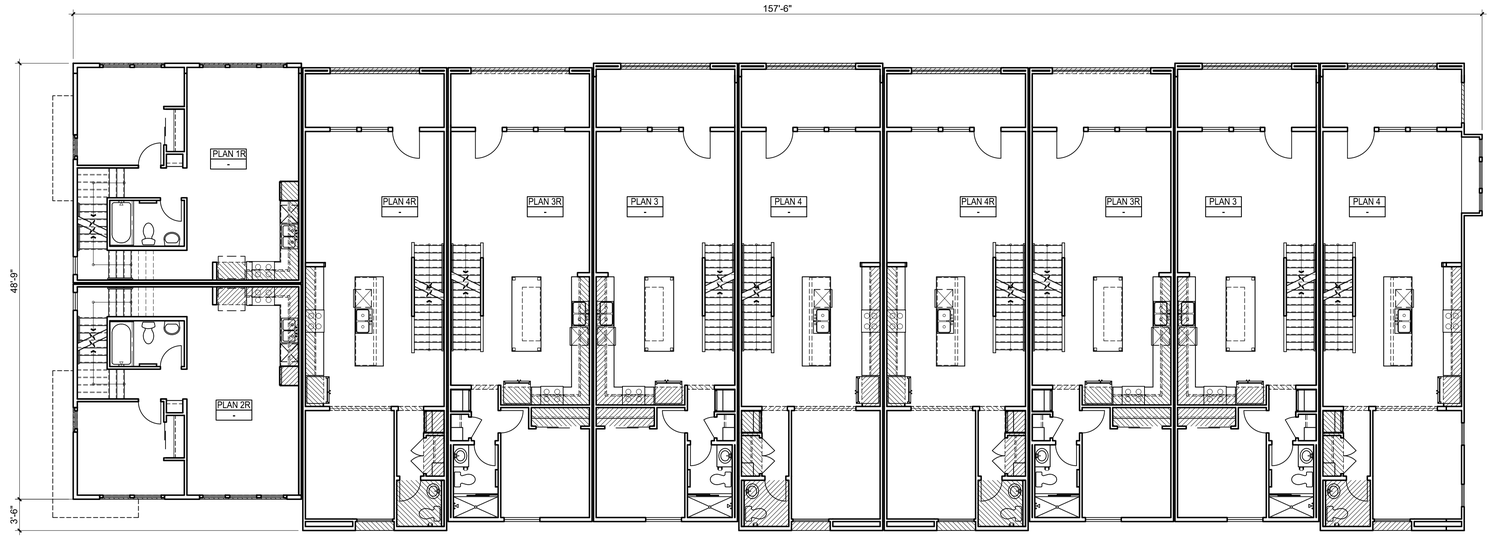
CONCEPTUAL DESIGN

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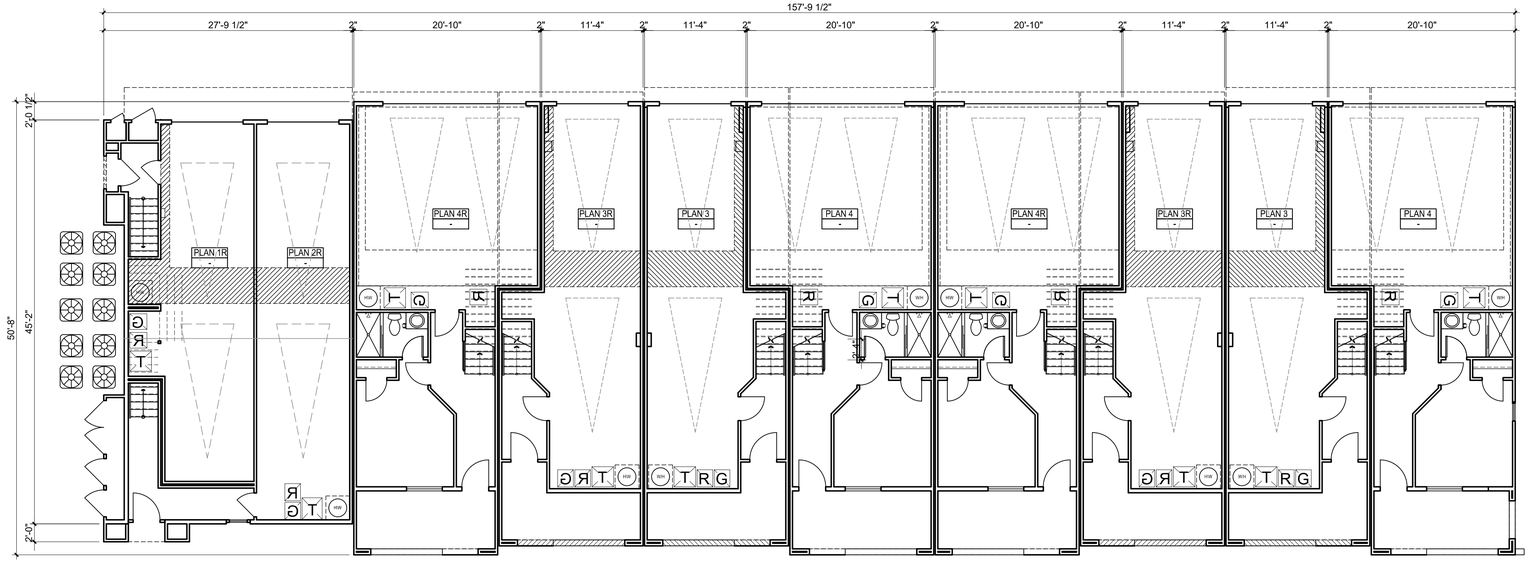
0 4 8 16

COMPOSITE B-2 BUILDING ELEVATIONS
B-2 BUILDING

A3.0



SECOND FLOOR



FIRST FLOOR

ktgy
Architecture | Branding
Interiors | Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

The Olson Co
3020 Old Ranch Pkwy #100
Seal Beach, Ca 90740

CYPRESS - LINCOLN
CYPRESS, CA # 20230808

CONCEPTUAL DESIGN

Plot Date: 10.07.2024
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0 4 8 16

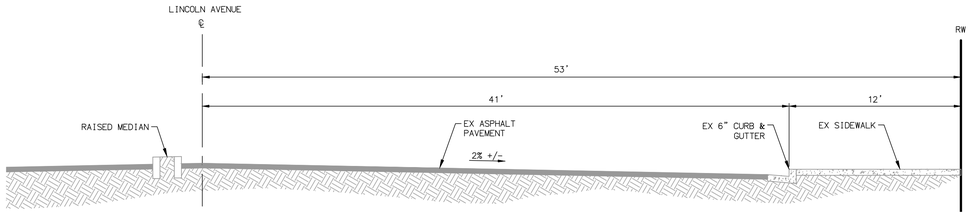
COMPOSITE B-2 BUILDING PLANS
B-2 BUILDING

A3.1

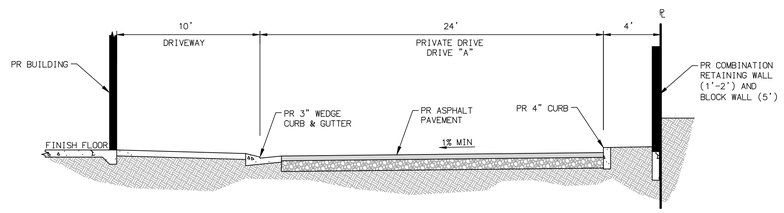
TENTATIVE TRACT MAP NO. 19339

FOR CONDOMINIUM PURPOSES

IN THE CITY OF CYPRESS
COUNTY OF ORANGE, STATE OF CALIFORNIA



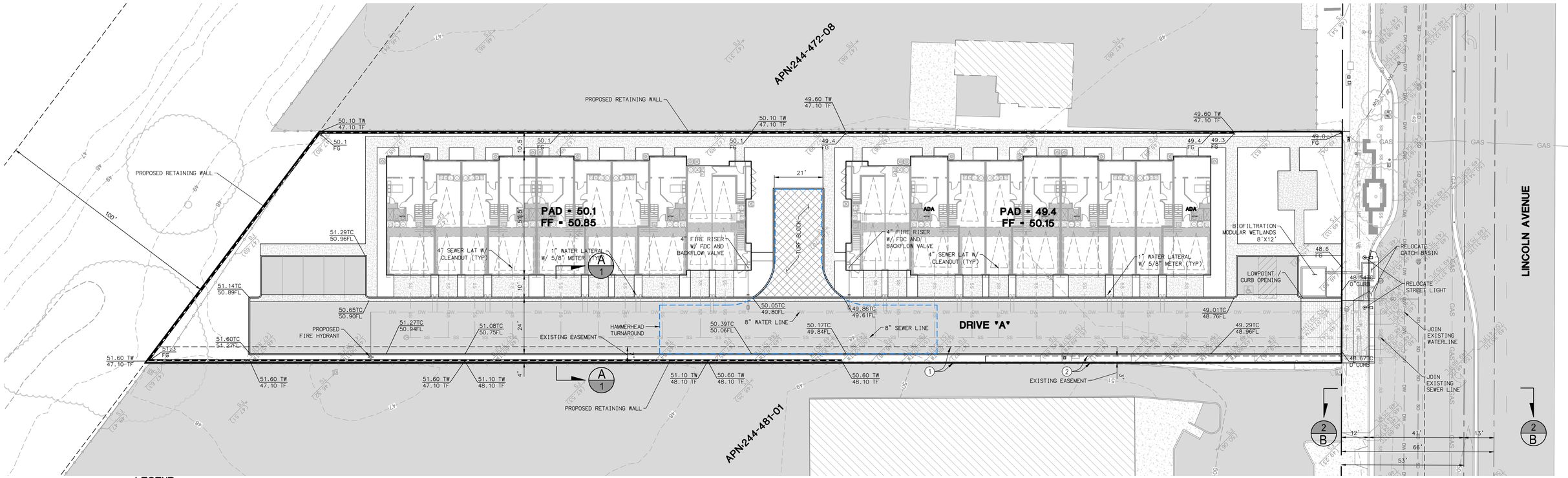
SECTION B-B
SCALE: 1"=5'



SECTION A-A
SCALE: 1"=5'



VICINITY MAP
NOT TO SCALE



LEGEND

	EX TREE		EX PROPERTY LINE
	EX SEWER MANHOLE		EX MAJOR CONTOUR
	EX STREETLIGHT		EX MINOR CONTOUR
	EX FIRE HYDRANT	SS	EX SEWER LINE
	EX UTILITY BOX	DW	EX DOMESTIC WATER LINE
	EX STORM DRAIN MANHOLE	FW	EX FIRE WATER LINE
		RW	EX RECYCLED WATER LINE
	EX CATCH BASIN	SD	EX STORM DRAIN LINE
		OHE	EX OVERHEAD ELECTRIC
	EX POWER POLE	UE	EX UNDERGROUND ELECTRIC
	EX TRAFFIC LIGHT		EX GAS LINE
VAULT	EX UNDERGROUND UTILITY VAULT		EX IRON FENCE
	EX IRRIGATION METER		EX CHAIN LINK FENCE
	EX ELECTRICAL METER		EX WOOD FENCE
	EX WATER VALVE COVER		EX BLOCK WALL
	EX WATER METER		EX PLANTER WALL
	EX MANHOLE		EX RETAINING WALL
	EX STREET SIGN		EX CURB AND GUTTER
	EX BOLLARD		EX CHAIN LINK FENCE
	EX MONUMENT		EX STRIPING
T	EX TRANSFORMER		EX SLOPE
FIRE WATER	EX FIRE WATER STRUCTURE		EX CONCRETE
	EX GAS STRUCTURE		EX STRUCTURE FOOTPRINT
	EX GAS VALVE		EX PAVERS
	EX PROPERTY BOUNDARY		
	EX STREET CENTERLINE		
	EX RIGHT-OF-WAY		

ABBREVIATIONS

D	DELTA
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
INV	INVERT
L	LENGTH
MIN	MINIMUM
NTS	NOT TO SCALE
P	PROPERTY LINE
PR	PROPOSED
R	RADIUS
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

GENERAL NOTES

1. EXISTING LAND USE: AGRICULTURAL ROW CROPS
2. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
3. EXISTING ZONING: LINCOLN AVENUE SPECIAL PURPOSE ZONE
4. WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY
5. SEWER SERVICE PROVIDED BY: CITY OF CYPRESS
6. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
7. GAS SERVICE PROVIDED BY: SOCAL GAS CO.
8. TELEPHONE SERVICE PROVIDED BY: SPECTRUM
9. CABLE TELEVISION PROVIDED BY: SPECTRUM
10. PROJECT IS WITHIN THE CYPRESS SCHOOL DISTRICT
11. ALL LOTS SHALL BE HOMEOWNER MAINTAINED
12. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
13. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" PER FIRM PANEL 06059C0116J EFFECTIVE ON 12/03/2009
14. ASSESSOR'S PARCEL NUMBER: 244-472-09

PROPERTY ADDRESS:

5732 LINCOLN AVENUE
CYPRESS, CA

DEVELOPER:

THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

OWNER: _____

BY: _____ DATE: _____

PROPOSED LOT AREA:

LOT	GROSS AND NET AREA (SF)	(AC)
1	47,987	1.102

DENSITY CALCULATIONS:

PROPOSED CONDOMINIUMS: 20 UNITS
NET AREA: 1.102 AC
PROPOSED DENSITY: 18.1 DU/AC

ASSESSOR PARCEL NUMBER:

APN: 244-472-09

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 11 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 582.84 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 TO THE NORTHEASTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S 100 FOOT RIGHT OF WAY; THENCE NORTHWESTERLY 125.22 FEET ALONG SAID RIGHT OF WAY TO A LINE PARALLEL WITH AND WESTERLY 100 FEET FROM SAID EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 467.80 FEET ALONG SAID PARALLEL LINE TO THE NORTH LINE OF SAID SECTION 16; THENCE EAST 100 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 66 FEET THEREON GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 28, 1956 IN BOOK 3625, PAGE 548 OF OFFICIAL RECORDS.

EXISTING EASEMENTS

(1) AN EASEMENT FOR POLE LINES AND CONDUIT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 05, 1951 AS BOOK 2226, PAGE 398 OF OFFICIAL RECORDS.

(2) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1977 AS BOOK 12647, PAGE 1323 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY

SCALE 1"=20'
20 10 0 20 40 60
SCALE: 1"=20'

SCALE: 1" = 20'
GROSS AREA: +/-1.10 AC
CONTOURS: 1 FOOT
TOTAL LOTS: 1 NUMBERED
0 LETTERED
TOTAL UNITS: 20 CONDOS

DIGALERT
DIAL TOLL FREE
1(800) 227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS

BY	DATE	DESCRIPTIONS	NO.

BENCHMARK:

NAME: O.C.S. VERTICAL CONTROL BM 1M-9-82

DESCRIPTION:
ORANGE COUNTY SURVEYOR'S 3-3/4" ALUMINUM DISK STAMPED "1M-9-82" SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 22 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE NORTHERLY SIDE OF LINCOLN AVENUE.

ELEV= 47.720'

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3700 & STATION GPS NO. 3713 BEING NORTH 00°17'30" EAST PER RECORDS OF FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
CIVIL
STATE OF CALIFORNIA

DRAWN BY: CPK
DESIGNED BY: CPK
CHECKED BY: RSA
APPROVED BY: RSA

ADVANCED CIVIL GROUP
30251 GOLDEN LANTERN
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
(866) 338-5778 FAX
WWW.ADVANCEDCIVILGROUP.COM

PREPARED BY: _____ R.C.E. NO. 68795
DATE 8/15/2024

TTM NO. 19339
description
TENTATIVE TRACT MAP NO. 19339
prepared for
THE OLSON COMPANY

SHEET NO: **TTM**
SHEET 1 OF 1

SUBDIVISION IMPROVEMENT AGREEMENT

by and between

CITY OF CYPRESS

and

OLSON URBAN VI – CYPRESS 3, LLC

SUBDIVISION IMPROVEMENT AGREEMENT BETWEEN

THE CITY OF CYPRESS

AND

OLSON URBAN VI – CYPRESS 3, LLC

Agreement Date: 8/25/25

Subdivider Name: OLSON URBAN VI – CYPRESS 3, LLC

Subdivision Description:

Tentative Map No.: 19339

Estimated Total Cost of Improvements: $68,475

Estimated Total Cost of Monumentation: $2,500

Security:

Bond No.: 0870809

Surety: Harco National Insurance Company

Designees for the Service of Written Notice:

CITY:	**SUBDIVIDER:**
Daniel Co Acting City Engineer City of Cypress 5275 Orange Ave. Cypress CA 90630 dco@cypressca.org	Wendy Lewis, Director of Plan Development 3010 Old Ranch Pkwy, Suite 100 Seal Beach, CA 90740 (562) 370-2262 x 262 wlewis@theolsonco.com
CITY PROJECT INSPECTOR	**SURETY**
Daniel Co Permit & Inspection Supervisor City of Cypress 5275 Orange Ave. Cypress CA 90630 dco@cypressca.org	Harco National Insurance Company 2400 E. Katella Avenue, Suite 250 Anaheim, CA 92806 (610) 505-5879 steve.kane@iatinsurance.com

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SUBDIVISION IMPROVEMENT AGREEMENT

THIS SUBDIVISION IMPROVEMENT AGREEMENT (this "Agreement") is entered into this _____ day of _____, 20___, by and between the CITY OF CYPRESS, a municipal corporation, organized and existing in the County of Orange, under and by virtue of the laws of the State of California, ("CITY"), and OLSON URBAN VI – CYPRESS 3, a Delaware limited liability company (Subdivider").

RECITALS

A. Subdivider is the owner of, and has obtained approval of a subdivision map identified as **Tentative Tract Map No. 19339**, (the "Map"), located in the City of Cypress, County of Orange, State of California (the "Property"), as described on Exhibit "A". The Map requires Subdivider to comply with certain conditions of approval for the development of the Property (the "Conditions") as described on Exhibit "B".

B. Pursuant to the Conditions, Subdivider, by the Map, has offered for dedication to City for public use of the easements shown on the Map. City desires to accept the easements shown on the Map for public use, and certain other improvements described in this Agreement.

C. Subdivider has delivered to City, and City has approved, plans and specifications and related documents for certain "Works of Improvement" (as hereinafter defined) which are required to be constructed and installed in order to accommodate the development of the Property.

D. Subdivider's agreement to construct and install the Works of Improvement pursuant to this Agreement and its offer of dedication of the streets, easements and other improvements and facilities, as shown on the Map, are a material consideration to City in approving Tentative Tract Map No. 19339 for the Property and permitting development of the Property to proceed.

COVENANTS

Based upon the foregoing Recitals which are incorporated herein by reference and in consideration of City's approving the Map for the Property and permitting development of the Property to proceed, Subdivider agrees to timely perform all of its obligations as set forth herein.

1. Construction Obligations.

1.1. Works of Improvement. Subdivider agrees, at its sole cost and expense, to construct or install, or cause to be constructed or installed the street, drainage, domestic water, sanitary sewer, street lighting, landscaping, utility, and other improvements more fully described in Exhibit "B" attached hereto (the "Works of Improvement"), as the same may be supplemented and revised from time to time as set forth in this Agreement (said plans and specifications, together with all related documents, the "Plans"). The estimated construction cost for the Works of Improvement is $68,475.

1.2. Other Obligations Referenced in Conditions of Tentative Map Approval. In addition to the foregoing, Subdivider shall satisfy all of the Conditions on the Map for the Property. The Conditions associated with the Map are included in Exhibit "B" attached hereto.

1.3. Intent of Plans. The intent of the Plans referenced in Section 1.1 is to prescribe a complete work of improvement which Subdivider shall perform or cause to be performed in a manner acceptable to the City Engineer, (or designee), and in full compliance with all codes and the terms of this Agreement. Subdivider shall complete a functional or operable improvement or facility, even though the Plans may not specifically call out all items of work required for Subdivider's contractor to complete its tasks, incidental appurtenances, materials, and the like. If any omissions are made or information necessary to carry out the full intent and meaning of the Plans, Subdivider or its contractor shall immediately notify its design engineer who will seek approval of the City Engineer for furnishing of detailed instructions. In the event of any doubt or question arising regarding the true meaning of any of the Plans, reference shall be made to the City Engineer whose decision thereon shall be final.

Subdivider recognizes that the Plans consist of general drawings. All authorized alterations affecting the requirements and information given on the Plans shall be in writing and approved by the City Engineer. The Plans shall be supplemented by such working or shop drawings as are necessary to adequately control the work. Without the City Engineer's prior written approval, no change shall be made by Subdivider or its contractor to any plan, specification, or working or shop drawing after it has been stamped as approved.

1.4. Survey Monuments. Before final approval of street improvements, Subdivider shall place survey monuments as shown on (Final/Parcel) Map No. 19339 in accordance with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the City of Cypress. Subdivider shall provide security for such obligation as provided in Section 4.1(a)(iii) and, after setting the monuments, Subdivider shall furnish the City Engineer written notice of the setting of said monuments and written proof of having paid the engineer or surveyor for the setting of said monuments.

1.5. Performance of Work. Subdivider shall furnish or cause to be furnished all materials, labor, tools, equipment, utilities, transportation, and incidentals required to perform Subdivider's obligations under this Agreement.

1.6. Changes in the Work. The City Engineer, without invalidating this Agreement and without notification to any of the sureties or financial institutions referenced in Paragraph 4, may order extra work or may make changes by altering or deleting any portion of the Works of Improvement as specified herein or as deemed necessary or desirable by the City Engineer as determined necessary to accomplish the purposes of this Agreement and to protect the public health, safety, or welfare. The City Engineer shall notify Subdivider or its contractor in writing (by Correction Notice) at the time a determination has been made to require changes in the work. No field changes performed or proposed by Subdivider or its contractor shall be binding on City unless approved in writing by the City Engineer. The City and Subdivider may mutually agree upon changes to the Works of Improvement, subject to the security requirements in Section 4.

1.7. Defective Work. Subdivider shall cause its contractor to repair, reconstruct, replace, or otherwise make acceptable any work found by the City Engineer to be defective.

1.8. No Warranty by City. The Plans for the Works of Improvement have been prepared by or on behalf of Subdivider or its consultants or contractors, and City makes no representation or warranty, express or implied, to Subdivider or to any other person regarding the adequacy of the Plans or related documents.

1.9. Authority of the City Engineer. In addition to the authority granted to the City Engineer elsewhere in this Agreement, the City Engineer shall have the authority to decide all questions which may arise as to the quality and acceptability of materials furnished and work performed, and all questions as to the satisfactory and acceptable fulfillment of the terms of this Agreement by Subdivider and its contractor.

1.10. Documents Available at the Site. Subdivider shall cause its contractor to keep a copy of all approved Plans at the job site and shall give access thereto to the City's inspectors and engineers at all times.

1.11. Inspection. Subdivider shall have an authorized representative on the job site at all times during which work is being done who has full authority to act for Subdivider, or its design engineer, and Subdivider's contractor(s) regarding the Works of Improvement. Subdivider shall cause its contractor to furnish the City with every reasonable facility for ascertaining whether or not the Works of Improvement as performed are in accordance with the requirements and intent of this Agreement, including the Plans. If the City inspector requests it, the Subdivider's contractor, at any time before acceptance of the Works of Improvement, shall remove or uncover such portions of the finished work as may be directed which have not previously been inspected. After examination, the Subdivider's contractor shall restore said portions of the work to the standards required hereunder. Inspection or supervision by the City Engineer (or designee) shall not be considered as direct control of the individual workmen on the job site. City's inspectors shall have the authority to stop any and all work not in accordance with the requirements contained or referenced in this Agreement.

The inspection of the work by City shall not relieve Subdivider or its contractor of any obligations to fulfill this Agreement as herein provided, and unsuitable materials or work may be rejected notwithstanding that such materials or work may have been previously overlooked or accepted.

1.12. Compliance with Law; Applicable Standards for Improvements. In addition to the express provisions of this Agreement and the Plans, Subdivider shall cause construction of the Works of Improvement to be completed in accordance with all other applicable federal, state, and local laws, ordinances, rules and regulations. In addition, without limiting the foregoing, the Subdivider shall, at its expense, obtain and comply with the conditions of all necessary permits and licenses for the construction of the Works of Improvement. The Subdivider shall also give all necessary notices and pay all fees and taxes as required by law.

Subdivider shall construct the improvements in accordance with the City standards in effect at the time of the adoption of the Approved Tentative Map. City reserves the right to

protect the public safety or welfare or comply with applicable Federal or State law or City zoning ordinances.

1.13. Suspension of Work. The City Engineer shall have authority to order suspension of the work for failure of the Subdivider's contractor to comply with law pursuant to Section 1.12. In case of suspension of work for any cause whatsoever, Subdivider and its contractor shall be responsible for all materials and shall store them properly if necessary, and shall provide suitable interim drainage and/or dust control measures, and erect temporary structures where necessary.

1.14. Erosion and Dust Control and Environmental Mitigation. All grading, landscaping, and construction activities shall be performed in a manner to control erosion and prevent flooding problems. The City Engineer shall have the authority to require erosion plans to prescribe reasonable controls on the method, manner, and time of grading, landscaping, and construction activities to prevent nuisances to surrounding properties. Plans shall include without limitation temporary drainage and erosion control requirements, dust control procedures, restrictions on truck and other construction traffic routes, noise abatement procedures, storage of materials and equipment, removal of garbage, trash, and refuse, securing the job site to prevent injury, and similar matters.

1.15. Final Acceptance of Works of Improvement. After Subdivider's contractor has completed all of the Works of Improvement, Subdivider shall then request a final inspection of the work. If items are found by the City's inspectors to be incomplete or not in compliance with this Agreement or any of the requirements contained or referenced herein, City will inform the Subdivider or its contractor of such items. After the Subdivider's contractor has completed these items, the procedure shall then be the same as specified above for the Subdivider's contractor's initial request for final inspection. If items are found by City's inspectors to be incomplete or not in compliance after two (2) "final" inspections, the City may require the Subdivider or its contractor, as a condition to performing further field inspections, to submit in writing a detailed statement of the work performed subsequent to the date of the previous inspection which was found to be incomplete or not in compliance at that time. Subdivider shall be responsible for payment to City Engineer of re-inspection fees in the amount necessary to cover the City's costs for additional final inspections, as determined by the City Engineer.

No inspection or acceptance pertaining to specific parts of the Works of Improvement shall be construed as final acceptance of any part until the overall final acceptance by the City Engineer is made. The City Engineer shall make a certification of completion and acceptance on the Works of Improvement by recordation of a Notice of Acceptance on behalf of the City. Final acceptance shall not constitute a waiver by the City Engineer of defective work subsequently discovered.

The date on which the Works of Improvement will be considered as complete shall be the date of the Notice of Acceptance.

1.16. Vesting of Ownership. Upon recordation of the Notice of Acceptance, ownership of the Works of Improvement shall vest in the City.

1.17. Subdivider's Obligation to Warn Public During Construction. Until recordation of the Notice of Acceptance, Subdivider shall give good and adequate warning to the public of any dangerous condition of the Works of Improvements, and shall take reasonable actions to protect the public from such dangerous condition. Until recordation of the Notice of Acceptance, Subdivider shall provide forty-eight (48) hours' advance written notice to all neighboring property owners and tenants affected by Subdivider's operations or construction of the hours, dates and duration of any planned construction activities.

1.18. Injury to Public Improvements, Public Property or Public Utility. Until recordation of the Notice of Acceptance of the Works of Improvement, Subdivider assumes responsibility for the care and maintenance of, and any damage to, the Works of Improvements. Subdivider shall replace or repair all Works of Improvements, public property, public utility facilities, and surveying or subdivision monuments and benchmarks which are destroyed or damaged for any reason, regardless whether resulting from the acts of the Subdivider, prior to the recordation of the Notice of Acceptance. Subdivider shall bear the entire cost of such replacement or repairs regardless of what entity owns the underlying property. Any repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.

Neither the City, nor any officer or employee thereof, shall be liable or responsible for any accident, loss or damage, regardless of cause, occurring to the work or Works of Improvements prior to recordation of the Notice of Acceptance of the work or improvements.

2. Time for Performance.

2.1. Commencement and Completion Dates. Subject to Sections 2.2 and 2.3 below, Subdivider shall (i) commence with construction and installation of the Works of Improvement thirty (30) days following City's approval of the Plans ("Commencement Date"); and (ii) complete or cause to be completed all of the Works of Improvement within one (1) year after the Commencement Date. In the event good cause exists as determined by the City Engineer, the time for commencement of construction or completion of the Works of Improvement hereunder may be extended by up to three (3) additional one year periods. Extensions shall be executed in writing by the City Engineer. The City Engineer in his or her sole discretion determines whether or not the Subdivider has established good cause for an extension. As a condition of such extension, the City Engineer may require Subdivider to furnish new security guaranteeing performance of this Agreement, as extended, in an increased amount to compensate for any increase in construction costs as determined by the City Engineer. If Subdivider requests and is granted an extension of time for completion of the improvements, City may apply the standards in effect at the time of the extension.

2.2. Phasing Requirements. Notwithstanding the provisions of Section 2.1, the City reserves the right to control and regulate the phasing of completion of specific Works of Improvement as required to comply with applicable City ordinances, regulations, and rules relating to the timely provision of public services and facilities. In addition to whatever other remedies the City may have for Subdivider's failure to satisfy such phasing requirements, as the same now exist or may be amended from time to time, Subdivider acknowledges City's right to withhold the issuance of further building permits on the Property until such phasing requirements are satisfied. Prior to issuance of building permits, Subdivider shall provide

satisfactory evidence that all applicable requirements that are a condition to issuance of building permits have been satisfied. Such requirements may include the payment of fees, construction of improvements, or both. Final inspections or issuance of Certificates of Occupancy may be withheld from the Subdivider by the City, if, upon a determination by the City Engineer, completion of specific Works of Improvements or other requirements associated with the development of the Property have not been completed to the City Engineer's satisfaction.

2.3. Force Majeure. Notwithstanding the provisions of Section 2.1, Subdivider's time for commencement and completion of the Works of Improvement shall be extended for the period of any enforced delay caused due to circumstances beyond the control and without the fault of Subdivider, including to the extent applicable adverse weather conditions, flood, earthquakes, strikes, lockouts, pandemics, acts or failures to act of a public agency (including City), required changes to the scope of work required by City, and similar causes; provided, however, that the period of any enforced delay hereunder shall not include any period longer than five (5) days prior to City's receipt of a written notice from Subdivider or its contractor detailing the grounds for Subdivider's claim to a right to extend its time for performance hereunder. The City Engineer shall evaluate all claims to Force Majeure and make a reasonable determination regarding the length of any extension of time for commencement and/or completion of the Works of Improvement and the City Engineer's decision shall be final.

2.4. Continuous Work. After commencement of construction of the Works of Improvement (or separate portion thereof), Subdivider shall cause such work to be diligently pursued to completion, and shall not abandon the work for a consecutive period or more than thirty (30) days, events of Force Majeure excepted.

2.5. Reversion to Acreage. In addition to whatever other rights City may have due to Subdivider's failure to timely perform its obligations hereunder, Subdivider recognizes that City reserves the right to revert the Property to acreage subject to the limitations and requirements set forth in California Government Code Section 66499.11 through Section 66499.20.1.

3. Labor.

3.1. Labor Standards. This Agreement is subject to, and Subdivider agrees to comply with, all of the applicable provisions of the Labor Code including, but not limited to, the wage and hour, prevailing wage, worker compensation, and various other labor requirements in Division 2, Part 7, Chapter 1, including section 1720 to 1740, 1770 to 1780, 1810 to 1815, 1860 to 1861, which provisions are specifically incorporated herein by reference as set forth herein in their entirety. Subdivider shall expressly require compliance with the provisions of this Section in all agreements with contractors and subcontractors for the performance of the Works of Improvement.

3.2. Nondiscrimination. In accordance with the California Fair Employment and Housing Act ("FEHA"), California Government Code Section 12940 *et seq.*, Subdivider agrees that Subdivider, its agents, employees, contractors, and subcontractor performing any of the Works of Improvement shall not discriminate, in any way, against any person on the basis of race, ethnicity, religious creed, color, national origin, ancestry, physical disability, mental

disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Subdivider shall expressly require compliance with the provisions of this Section in all agreements with contractors and subcontractors for the performance of this Agreement.

3.3. Licensed Contractors. Subdivider shall cause all of the Works of Improvement to be constructed by contractors and subcontractors with valid California Contractors' licenses for the type of work being performed. All of Subdivider's contractors and subcontractors shall obtain a valid City of Cypress business license prior to performing any work pursuant to this Agreement. Subdivider shall provide the City Engineer with a list of all of its contractors and subcontractors prior to initiating any work, and all valid Contractor's licenses and business licenses issued thereto as a condition of constructing the Works of Improvements.

3.4. Worker's Compensation. Subdivider shall cause every contractor and subcontractor performing any of the Works of Improvement to carry Workers' Compensation Insurance as required by the Labor Code of the State of California and shall cause each such contractor and subcontractor to submit to City a Certificate of Insurance verifying such coverage prior to such contractor or subcontractor entering onto the job site.

4. Security.

4.1. Required Security.

(a) At the time Subdivider executes this Agreement, Subdivider shall furnish to City the following bonds, letters of credit, instruments of credit (assignment of deposit account) or other security acceptable to City in its sole and absolute discretion and satisfying the requirements of the applicable provisions of this Section 4 below (hereinafter "Security Instruments"):

(i) A Security Instrument securing Subdivider's faithful performance of all of the Works of Improvement ("Faithful Performance Security Instrument"), in the amount of $68,475 equal to 100% of the estimated construction cost referenced in Section 1.1.

(ii) A Security Instrument guaranteeing the payment to contractors, subcontractors, and other persons furnishing labor, materials, and/or equipment ("Labor and Materials Security Instrument") with respect to the Works of Improvement in an amount equal to $68,475 equal to 100% of the estimated construction cost referenced in Section 1.1.

(iii) A Security Instrument guaranteeing the payment of the cost of setting monuments as required in Section 1.4 in the amount of $2,500 equal to 100% of the cost thereof.

This Agreement shall not be effective for any purpose until such Security Instruments are supplied to and approved by City in accordance herewith.

(b) Required Security Instrument for Maintenance and Warranty. Prior to the City Council's acceptance of the Works of Improvement and recordation of a Notice of Completion, Subdivider shall deliver a Security Instrument warranting the work accepted for a period of one (1) year following said acceptance ("Maintenance and Warranty Security Instrument"), in the amount of $6,847.50 equal to 10% of the estimated construction cost set forth in Section 1.1 or a suitable amount determined by the City Engineer.

4.2. Form of Security Instruments. All Security Instruments shall be in the amounts required under Section 4.1 (a) or 4.1(b), as applicable, shall meet the following minimum requirements and otherwise shall be in a form provided by City or otherwise approved by the City Attorney:

(a) Bonds. For Security Instruments provided in the form of bonds, any such bond must be issued and executed by an insurance company or bank authorized to transact surety business in the State of California. Any insurance company acting as surety shall have a minimum rating of A-IX, as rated by the current edition of Best's Key Rating Guide published by A.M. Best's Company, Oldwick, New Jersey, 08858. Any bank acting as surety shall have a minimum rating of AA, as rated by Moody's or Standard & Poor's.

(b) Letters of Credit. For Security Instruments which are letters of credit, any letter of credit shall be an original separate unconditional, irrevocable, negotiable and transferable commercial letter of credit issued by a financial institution with offices in the State of California acceptable to City. Any such letter of credit shall specifically permit City to draw on same by unilateral certification of the City Engineer of the City that Subdivider is in default under its payment or performance obligations hereunder or in the event Subdivider fails to deliver a replacement letter of credit not less than thirty (30) days prior to the date of expiration of any such letter of credit and shall further be subject to the provisions of Section 4.4.

(c) Instrument of Credit. For Security Instruments which are Instruments of Credit, any Instrument of Credit shall be an assignment of deposit account assigning as security to City all of Subdivider's interest in funds on deposit in one or more bank accounts with financial institutions acceptable to City.

(d) General Requirements for all Security Instruments.

(i) Payments under any Security Instruments shall be required to be made (and, with respect to bonds, litigation shall be required to be instituted and maintained) in the City of Cypress, State of California (and the Security Instrument shall so provide).

(ii) Each Security Instrument shall have a minimum term of one (1) year after the deadline for Subdivider's completing the Works of Improvement, in accordance with Section 2.1 (other than

Instruments of Credit, which shall have no defined term or expiration date).

(iii) Each Security Instrument shall provide that changes may be made in the Works of Improvement pursuant to the terms of this Agreement without notice to any issuer or surety and without affecting the obligations under such Security Instrument.

(iv) If the Subdivider seeks to replace any security with another security, the replacement shall: (1) comply with all the requirements for security in this Agreement; (2) be provided by the Subdivider to the City Engineer; and (3) upon its written acceptance by the City Engineer, be deemed a part of this Agreement. Upon the City Engineer's acceptance of a replacement security, the former security shall be released by the City.

4.3. Subdivider's Liability. While no action of Subdivider shall be required in order for City to realize on its security under any Security Instrument, Subdivider agrees to cooperate with City to facilitate City's realization under any Security Instrument, and to take no action to prevent City from such realization of any Security Instrument. Notwithstanding the giving of any Security Instrument or the subsequent expiration of any Security Instrument or any failure by any surety or financial institution to perform its obligations with respect thereto, Subdivider shall be personally liable for performance under this Agreement and for payment of the cost of the labor and materials for the improvements required to be constructed or installed hereby and shall, within ten (10) days after written demand therefor, deliver to City such substitute security as City shall require satisfying the requirements in this Section 4.

4.4. Letters of Credit.

(a) In the event a letter of credit is given pursuant to Section 4.2(b), City shall be entitled to draw on any such letter of credit if a replacement letter of credit (expiring in not less than one (1) year, unless City agrees to a lesser term in City's sole and absolute discretion) is not delivered not less than thirty (30) days prior to the expiration of the original letter of credit, such substitute letter of credit being in the same amount and having the terms and conditions as the initial letter of credit delivered hereunder, issued by a financial institution acceptable to City as of the date of delivery of the replacement letter of credit.

(b) In the event of draw by the City on a letter of credit, the City may elect, in its sole and absolute discretion, to apply any such funds drawn to the obligations secured by such letter of credit or to hold such funds in an account under the control of the City, with no interest accruing thereon for the benefit of the Subdivider. If the City elects to hold the funds in an account pursuant to the foregoing, City may thereafter at any time elect instead to apply such funds as provided in the foregoing. Subdivider agrees and hereby grants City a security interest in such account to the extent required for City to realize on its interests therein, and agrees to execute and deliver to City any other documents

requested by City in order to evidence the creation and perfection of City's security interest in such account.

4.5. Release of Security Instruments. The City shall release all Security Instruments consistent with Government Code Sections 66499.7 and 66499.8, Section 19.09.010 of the Cypress Municipal Code, and as follows:

(a) City shall release the Faithful Performance Security Instrument and Labor and Materials Security Instrument when all of the following have occurred:

(i) Subdivider has made written request for release and provided evidence of satisfaction of all other requirements in this Section 4.5;

(ii) the Works of Improvement have been accepted;

(iii) Subdivider has delivered the Maintenance and Warranty Security Instrument; and

(iv) after passage of the time within which lien claims are required to be made pursuant to Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California. If lien claims have been timely filed, City shall hold the Labor and Materials Security Instrument until such claims have been resolved, Subdivider has provided a statutory bond, or otherwise as required by applicable law.

(b) City shall release the Maintenance and Warranty Security Instrument upon Subdivider's written request upon the expiration of the warranty period, and settlement of any claims filed during the warranty period.

(c) The City may retain from any security released, an amount sufficient to cover costs and reasonable expenses and fees, including reasonable attorney's fees.

5. Cost of Construction and Provision of Inspection Service.

5.1. Subdivider Responsible for All Costs of Construction. Subdivider shall be responsible for payment of all costs incurred for construction and installation of the Works of Improvement. In the event Subdivider is entitled to reimbursement from City for any of the Works of Improvement, such reimbursement shall be subject to a separate Reimbursement Agreement to be entered into between Subdivider and City prior to construction of the Works of Improvement.

5.2. Payment to City for Cost of Related Inspection and Engineering Services. Subdivider shall compensate City for all of City's costs reasonably incurred in having its authorized representative make the usual and customary inspections of the Works of Improvement. In addition, Subdivider shall compensate City for all design, plan check, evaluating any proposed or agreed-upon changes in the work. The procedures for deposit and

payment of such fees shall be as established by the City. In no event shall Subdivider be entitled to additional inspections or a final inspection and acceptance of any of the Works of Improvement until all City fees and charges have been fully paid, including without limitation, charges for applicable penalties and additional required inspections.

6. Acceptance of Offers of Dedication. The City Council shall pass as appropriate resolution or resolutions accepting all offers of dedication shown on the Map for the Property, with acceptance to become effective upon completion and acceptance by City of the Works of Improvement. Such resolution(s) shall authorize the City Clerk to execute the Certificate made a part of the Map regarding said acceptance of the offer of dedication.

7. Warranty of Work. Subdivider shall guarantee all Works of Improvement against defective materials and workmanship for a period of one (1) year from the date of final acceptance. If any of the Works of Improvement should fail or prove defective within said one (1) year period due to any reason other than improper maintenance, or if any settlement of fill or backfill occurs, or should any portion of the Works of Improvement fail to fulfill any requirements of the Plans, Subdivider, within fifteen (15) days after written notice of such defects, or within such shorter time as may reasonably be determined by the City in the event of emergency, shall commence to repair or replace the same together with any other work which may be damaged or displaced in so doing. Should Subdivider fail to remedy defective material and/or workmanship or make replacements or repairs within the period of time set forth above, City may make such repairs and replacements and the actual cost of the required labor and materials shall be chargeable to and payable by Subdivider. The warranty provided herein shall not be in lieu of, but shall be in addition to, any warranties or other obligations otherwise imposed by law.

8. Default.

8.1. Default by Subdivider. Default by Subdivider shall include, but not be limited to:

(a) Subdivider's failure to timely commence construction of Works of Improvement under this Agreement;

(b) Subdivider's failure to timely complete construction of the Works of Improvement;

(c) Subdivider's failure to perform substantial construction work for a period for 20 consecutive calendar days after commencement of the work;

(d) Subdivider's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy, either voluntary or involuntary, which Subdivider fails to discharge within 30 days;

(e) The commencement of a foreclosure action against the subdivision or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; or

(f) Subdivider's failure to perform any other obligation under this Agreement.

8.2. Remedies. The City reserves all remedies available to it at law or in equity for a default or breach of Subdivider's obligations under this Agreement. The City shall have the right, subject to this Section, to draw upon or use the appropriate security to mitigate the City's damages in the event of default by Subdivider. The City's right to draw upon or use the security is in addition to any other remedy available to City. The parties acknowledge that the estimated costs and security amounts may not reflect the actual cost of construction of the improvements and, therefore, City's damages for Subdivider's default shall be measured by the cost of completing the required improvements. The City may use the sums provided by the securities for the completion of the Works of Improvement in accordance with the plans. In the event the Subdivider fails to cure any default under this Agreement within 20 days after the City mails a notice of such default to the Subdivider and the Subdivider's surety, Subdivider authorizes the City to perform the obligation for which Subdivider is in default and agrees to pay the entire cost of such performance by the City. The City may take over the work and complete the Works of Improvement, by contract or by any other method City deems appropriate, at the expense of the Subdivider. In such event, City, without liability for doing so, may complete the Works of Improvement using any of Subdivider's materials, appliances, plans and other property that are at the work site and that are necessary to complete the Works of Improvement.

8.3. Remedies Not Exclusive. In any case where this Agreement provides a specific remedy to City for a default by Subdivider hereunder, the Subdivider agrees that the choice of remedy or remedies for Subdivider's breach shall be in the discretion of the City. Additionally, any remedy specifically provided in this Agreement shall be in addition to, and not exclusive of, City's right to pursue any other administrative, legal, or equitable remedy to which it may by entitled.

8.4. Attorney's Fees and Costs. In the event that Subdivider fails to perform any obligation under this Agreement, Subdivider agrees to pay all costs and expenses incurred by City in securing performance of such obligations, including costs of suit and reasonable attorney's fees. In the event of any dispute arising out of Subdivider's performance of its obligations under this Agreement or under any of the Security Instruments referenced herein, the prevailing party in such action, in addition to any other relief which may be granted, shall be entitled to recover its reasonable attorney's fees and costs. Such attorney's fees and cost shall include fees and costs on any appeal, and in addition a party entitled to attorney's fees and costs shall be entitled to all other reasonable costs incurred in investigating such action, taking depositions and discovery, retaining expert witnesses, and all other necessary and related costs with respect to the litigation. All such fees and costs shall be deemed to have accrued on commencement of the action and shall be enforceable whether or not the action is prosecuted to judgment.

8.5. Waiver. No waiver by the City of any breach or default by the Subdivider shall be considered valid unless in writing, and no such waiver by the City shall be deemed a waiver of any subsequent breach or default by the Subdivider.

9. Indemnity/Hold Harmless. City or any officer, employee or agent thereof shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of Subdivider, its agents, employees, contractors and subcontractors in the performance of this

Agreement. Subdivider further agrees to protect, defend, indemnify and hold harmless City, its officials, boards and commissions, and members thereof, agents, and employees from any and all claims, demands, causes of action, liability or loss of any sort, because of, or arising out of, acts or omissions of Subdivider, its agents, employees, contractors and subcontractors in the performance of this Agreement, except for such claims, demands, causes of action, liability or loss arising out of the sole active negligence of the City, its officials, boards, commissions, the members thereof, agents and employees, including all claims, demands, causes of action, liability or loss because of or arising out of, in whole or in part, the design or construction of the improvements. This indemnification and agreement to hold harmless shall extend to injuries to persons and damages or taking of property resulting from the design or construction of said Subdivision, and the public improvements as provided herein, and in addition, to adjacent property owners as a consequence of the diversion of waters from the design and construction of public drainage systems, streets and other improvements. Recordation of the Notice of Acceptance by the City of the Works of Improvements shall not constitute an assumption by the City of any responsibility for any damage or taking covered by this Section. City shall not be responsible for the design or construction of the property to be dedicated or the improvements pursuant to the approved improvement plans or map, regardless of any negligent action or inaction taken by the City in approving the plans or map, unless the particular improvement design was specifically required by City over written objection by Subdivider submitted to the City Engineer before approval of the particular improvement design, which objection indicated that the particular improvement design was dangerous or defective and suggested an alternative safe and feasible design.

After recordation of the Notice of Acceptance, the Subdivider shall remain obligated to eliminate any latent defect in design or dangerous condition caused by the design or construction defect for a period of one (1) year; however, Subdivider shall not be responsible for routine maintenance. It is the intent of this section that Subdivider shall be responsible for all liability for design and construction of the improvements installed or work done pursuant to this Agreement and that City shall not be liable for any negligence, nonfeasance, misfeasance or malfeasance in approving or reviewing any work or construction. The improvement security shall not be required to cover the provisions of this Paragraph.

Subdivider shall reimburse the City for all costs and expenses, including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs, incurred by City in enforcing this Section.

10. Subdivider's Indemnity of Project Approval. Subdivider shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City, advisory agency, appeal board, or legislative body concerning the Subdivision. The City shall promptly notify the Subdivider of any claim, action, or proceeding and cooperate fully in the defense of any such claim, action, or proceeding. In the event City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing in this Section prohibits the City from participating in the defense of any claim, action, or proceeding if City bears its own attorney's

fees and costs and defends the action in good faith. Subdivider shall not be required to pay or perform any settlement unless the settlement is approved by the Subdivider.

11. Insurance Requirements. Subdivider, at Subdivider's sole cost and expense and for the full term of this Agreement and any extensions thereto, shall obtain and maintain all of the following minimum insurance requirements in a form approved by the City's authorized designee for Risk Management prior to commencing any work:

(a) Commercial General Liability policy with a minimum $1 million combined single limit for bodily injury and property damage providing all of the following minimum coverage without deductibles:

(i) Premises operations; including X, C, and U coverage;

(ii) Owners' and contractors' protection;

(iii) Blanket contractual;

(iv) Completed operations; and

(v) Products.

(b) Commercial Business Auto policy with a minimum $1 million combined single limit for bodily injury and property damage, providing all of the following minimum coverage without deductibles:

(i) Coverage shall apply to any and all leased, owned, hired, or non-owned vehicles used in pursuit of any of the activities associated with this Agreement; and

(ii) Any and all mobile equipment including cranes which are not covered under the above Commercial Business Auto policy shall have said coverage provided under the Commercial General Liability policy.

(c) Workers Compensation and Employers' Liability policy in accordance with the laws of the State of California and providing coverage for any and all employees of the Subdivider:

(i) This policy shall provide coverage for Workers' Compensation (Coverage A); and

(i) This policy shall provide coverage for $1,000,000 Employers' Liability (Coverage B).

(ii) Pursuant to Labor Code section 1861, Subdivider by executing this Agreement certifies: "*I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured*

Risk Management
5275 Orange Ave.
Cypress CA 90630

12. Environmental Warranty.

12.1. Prior to the acceptance of any dedications or Works of Improvement by City, Subdivider shall provide City with a written warranty in a form substantially similar to Exhibit "C" attached hereto and incorporated herein by reference, that:

(a) Neither the property to be dedicated nor Subdivider are in violation of any environmental law, and neither the property to be dedicated nor the Subdivider are subject to any existing, pending or threatened investigation by any federal, state or local governmental authority under or in connection with the environmental laws relating to the property to be dedicated.

(b) Neither Subdivider nor any other person with Subdivider's permission to be upon the property to be dedicated shall use, generate, manufacture, produce, or release, on, under, or about the property to be dedicated, any Hazardous Substance except in compliance with all applicable environmental laws. For the purposes of this Agreement, the term "Hazardous Substances" shall mean any substance or material which is capable of posing a risk of injury to health, safety or property, including all those materials and substances designated as hazardous or toxic by any federal, state or local law, ordinance, rule, regulation or policy, including but not limited to, all of those materials and substances defined as "Toxic Materials" in Sections 66680 through 66685 of Title 22 of the California Code of Regulations, Division 4, Chapter 30, as the same shall be amended from time to time, or any other materials requiring remediation under federal, state or local laws, ordinances, rules, regulations or policies.

(c) Subdivider has not caused or permitted the release of, and has no knowledge of the release or presence of, any Hazardous Substance on the property to be dedicated or the migration of any hazardous substance from or to any other property adjacent to, or in the vicinity of, the property to be dedicated.

(d) Subdivider's prior and present use of the property to be dedicated has not resulted in the release of any hazardous substance on the property to be dedicated.

12.2. Subdivider shall give prompt written notice to City of:

(a) Any proceeding or investigation by any federal, state or local governmental

(b) authority with respect to the presence of any hazardous substance on the property to be dedicated or the migration thereof from or to any other property adjacent to, or in the vicinity of, the property to be dedicated.

(c) Any claims made or threatened by any third party against City or the property to be dedicated relating to any loss or injury resulting from any hazardous substance; and

(d) Subdivider's discovery of any occurrence or condition on any property adjoining or in the vicinity of the property to be dedicated that could cause the property to be dedicated or any part thereof to be subject to any restrictions on its ownership, occupancy, use for the purpose for which it is intended, transferability or suit under any environmental law.

13. General Provisions.

13.1. Successors and Assigns. This Agreement shall be binding upon all successors and assigns to Subdivider's right, title, and interest in and to the Property and any portion thereof. Subdivider hereby consents to City recording this Agreement as official records of Orange County, affecting fee title interest to the Property to provide constructive notice of the rights and obligations incurred by Subdivider in the City's approval of this Agreement. In the event the Property is subsequently conveyed by Subdivider to a third party prior to completion of the Works of Improvement, whereby the third party is intended to assume Subdivider's responsibilities with regard to this Agreement, (the "Replacement Subdivider"), the rights and obligations of this Agreement shall transfer to the Replacement Subdivider; however, the Security Instruments required pursuant to Section 4 of this Agreement, and furnished by Subdivider as a condition of the City's approval of this Agreement, shall remain Subdivider's responsibility to maintain until such time as Subdivider and its Replacement Subdivider enter into a Transfer and Assignment of Subdivision Agreement, (the "Transfer Agreement"), to acknowledge the transfer of fee title to the Property from the Subdivider to its Replacement Subdivider, and to acknowledge the rights and obligations associated with this Agreement upon the Replacement Subdivider, including Replacement Subdivider's responsibility to furnish replacement Security Instruments meeting the City's approval pursuant to Section 4 of this Agreement. Until such time as a Transfer Agreement, meeting the City's approval, is executed by Subdivider and its Replacement Subdivider, and replacement Security Instruments meeting City's approval are furnished by the Replacement Subdivider, Subdivider retains sole responsibility for maintaining all Security Instruments required pursuant to Section 4 of this Agreement.

13.2. No Third-Party Beneficiaries. This Agreement is intended to benefit only the parties hereto and their respective successors and assigns. Neither City nor Subdivider intend to create any third-party beneficiary rights in this Agreement in any contractor, subcontractor, member of the general public, or other person or entity.

13.3. No Vesting Rights. Performance by the Subdivider of this Agreement shall not be construed to vest Subdivider's rights with respect to any change in any zoning or building law or ordinance.

13.4. Subdivider is Not Agent of City. Neither Subdivider nor Subdivider's agents, contractors, or subcontractors are agents or contractors of the City in connection with the performance of Subdivider's obligations under this Agreement.

13.5. Time of the Essence. Time is of the essence of Subdivider's performance of all of its obligations under this Agreement.

13.6. Notices. Unless otherwise specified in this Agreement, all notices required or provided for under this Agreement shall be in writing and delivered in person or sent by mail, postage prepaid and addressed as provided in this Section. Notice shall be effective on the date is delivered in person, or, if mailed, on the date of deposit in the United States Mail. Notice shall be provided to the persons listed on Pages 1 and 2 of this Agreement by the parties for this purpose.

Either party may provide a new designated representative and/or address by written notice as provided in this Section.

13.7. No Apportionment. Nothing contained in this Agreement shall preclude City from expending monies pursuant to agreements concurrently or previously executed between the parties, or from entering into agreements with other subdividers for the apportionment of costs of water and sewer mains, or other improvements pursuant to the provisions of the City ordinances providing therefore. Nor shall anything in the Agreement commit City to any such apportionment.

13.8. Severability. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect unless amended or modified by mutual written consent of the parties.

13.9. Captions. The captions of this Agreement are for convenience and reference only and shall not be used in the interpretation of any provision of this Agreement.

13.10. Incorporation of Recitals. The recitals to this Agreement are hereby incorporated into the terms of this Agreement.

13.11. Interpretation. This Agreement shall be interpreted in accordance with the laws of the State of California.

13.12. Entire Agreement; Waivers and Amendments. This Agreement integrates all of the terms and conditions mentioned herein, or incidental hereto, and supersedes all negotiations and previous agreements between the parties with respect to all or part of the subject matter hereof, except as may be expressly provided herein. All waivers of the provisions of this Agreement must be in writing and signed by an authorized representative of the party to be charged, and all amendments hereto must be in writing and signed by the appropriate representatives of both parties.

13.13. Counterparts. This Agreement may be executed in one or more counterparts, all of which taken together shall be deemed one original.

14. Authority. The persons executing this Agreement on behalf of the parties warrant the (I) 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) the entering into of this Agreement does not violate any provisions of any other agreement to which said party is bound.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the City and the Subdivider have caused this Agreement to be executed the day and year first above written.

SUBDIVIDER

By:_____
(Signature and Date)

Name:_____
(Please type or print name)

Title:_____
(Please type or print title)

CITY OF CYPRESS

_____
Peter Grant, City Manager

Dated: _____

ATTEST:

By _____
Alisha Farnell, City Clerk

Dated: _____

Signature Block –

Olson Urban VI – Cypress 3, LLC

OFFICIAL SIGNATURE BLOCK FORMAT:

OLSON URBAN VI – CYPRESS 3, LLC
a Delaware limited liability company

By: OLSON URBAN COMMUNITIES VI, LLC
a Delaware limited liability company
Sole Member

By: OLSON URBAN VENTURES VI, LLC
a Delaware limited liability company
Sole Member

By: OLSON URBAN HOUSING, LLC
a Delaware limited liability company
Operating Member

By: IN TOWN LIVING, INC.
a Delaware corporation
Managing Member

By: _____
Name: Bill Holford
Title: President

By: _____
Name: Mike McBride
Title: V.P. of Construction

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)
) ss
COUNTY OF ORANGE)

On July 14, 2025 before me, N. Steinkellner, Notary Public, personally appeared Bill Holford & Mike McBride who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.



(SEAL)

Notary Public
State of California

EXHIBIT "A"

TRACT MAP 19339 LEGAL DESCRIPTION

THAT CERTAIN LAND SITUATED IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 11 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 582.84 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 TO THE NORTHEASTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S 100 FOOT RIGHT OF WAY; THENCE NORTHWESTERLY 125.22 FEET ALONG SAID RIGHT OF WAY TO A LINE PARALLEL WITH AND WESTERLY 100 FEET FROM SAID EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 467.80 FEET ALONG SAID PARALLEL LINE TO THE NORTH LINE OF SAID SECTION 16; THENCE EAST 100 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 66 FEET THEREON GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 28, 1956 IN BOOK 3625, PAGE 548 OF OFFICIAL RECORDS.

EXHIBIT "B"

TENTATIVE TRACT MAP NO. 19339

CONDITIONS OR APPROVAL / WORKS OF IMPROVEMENT

EXHIBIT "A"

CONDITIONAL USE PERMIT NO. 2024-03
AND
TENTATIVE TRACT MAP NO. 19339

RE: 5732 Lincoln Avenue

CONDITIONS OF APPROVAL

1. General Conditions

1.1. Unless and until the project applicant and property owner sign and return a City-provided affidavit accepting these conditions of approval, there shall be no entitlement of the application. The project applicant and property owner shall have 15 calendar days to return the signed affidavit to the Community Development Department. Failure to do so will render City Council action on the application void. *(Planning)*

1.2. The applicant shall defend, indemnify, and hold harmless, the City and any agency thereof, or any of its agents, officers, and employees from any and all claims, actions, or proceedings against the City or any agency thereof, or any of its agents, officers or employees, to attack, set aside, void or annul, an approval of the City, or any agency thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project, which action is brought within the time period provided in Government Code Section 66499.37 and Public Resources Code, Division 13, CH. 4 (§ 21000 et seq. - including but not by way of limitation § 21152 and 21167). The City shall promptly notify the applicant of any claim, action, or proceeding brought within this time period. *(City Attorney)*

1.3. This permit is granted for the plans dated 9/13/2024, the landscape plans dated 9/6/2024, and the tentative map dated 8/15/2024 ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning Director. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. (Planning)

1.4. The applicant's contractor shall provide the City with a Certificate of Insurance on City form, evidencing a comprehensive liability insurance policy with a combined single limit of not less than $500,000 each occurrence in connection with the work performed. Certificate shall include the City, its Council, officers, members of boards or commissions and employees as additional Named Insureds with respect to all claims, actions, damages, liabilities and expenses, including attorney's fees, arising out of or in connection with the work to be performed under the development executed by the Named Insured and City, including any act or omission of employees, agents, subcontractors, or their employees. Such certificate shall have a 30-day cancellation notice to the City of Cypress. *(City Attorney)*

1.5. The applicant shall comply with all provisions of the Code of the City of Cypress. *(Planning)*

1.6. All requirements of the Cypress Municipal Code, Orange County Fire Authority (OCFA), Cypress Building and Safety Division, and any other provisions of applicable law shall be satisfied prior to a certificate of occupancy being issued. *(Planning)*

1.7. All applicable conditions of the project shall be complied with prior to occupancy of the subject building. *(Planning)*

1.8. Any failure of the applicant to abide by these conditions of approval or sign and return a City-provided affidavit accepting these conditions of approval shall be grounds for City's initiation of proceedings to revoke this Conditional Use Permit in accordance with the City's Zoning Ordinance. *(Planning)*

1.9. The applicant may request minor modifications of conditions of approval consistent with the intent of the project approval. The Planning Director, City Engineer, Orange County Fire Authority, and/or the Police Chief, depending on the department responsible for the requested condition modification, shall document such modification approvals in writing. For numerical standards, the Planning Director may approve deviations up to 10% provided that city code requirements are met. *(Planning)*

1.10. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant and all agents thereof. *(Planning)*

2. Planning

2.1. Utilities shall be released during the normal course of construction; however, they shall not be released until applicable conditions of approval have been met to the satisfaction of the Community Development Department. *(Planning)*

2.2. Any expansion or modification of the approved use beyond what is approved as part of this Conditional Use Permit will require an amendment to the conditional use permit. *(Planning)*

2.3. The developer shall provide mailbox facilities for each residence, to the satisfaction of the Planning Director and the Postmaster. *(Planning)*

2.4. This conditional use permit may be modified or revoked by the City Council should the Council determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. *(Planning)*

2.5. The developer shall establish a homeowner's association and the association shall be responsible for the enforcement of Covenants, Conditions and Restrictions (CC&Rs) related to property maintenance. The CC&Rs shall be subject to approval by the Planning Director prior to recordation. *(Planning)*

2.6. A copy of the CC&Rs covering the condominium development shall be submitted to the City staff (prior to recordation) for internal review, recommendation, and approval to assure the continuous maintenance applicability and enforceability of the CC&Rs so that the development will not become a liability to the City at a later date. The CC&Rs shall assign responsibility to the homeowners association for the maintenance of the areas held in common, including private streets, driveways, parking areas, and landscaping (including the public parkway along Lincoln Avenue adjacent to the condominium project property). *(Planning)*

2.7. A copy of the Condominium Plan for this project shall be submitted (concurrently with the CC&Rs) to the City staff for review and approval prior to recordation. *(Planning)*

2.8. The condominium development shall maintain individual trash cans for each unit on-site (one each for regular garbage, recyclables, and organics). The CC&Rs for this condominium development shall include provisions restricting the locations of the trash cans to the interior of the garage as shown on the plans, except the evening prior to and the day of trash pick-up service for the neighborhood. Individual trash cans shall be contracted through the City's disposal services contractor. *(Planning)*

2.9. The CC&Rs for the project shall include a section requiring that the garage parking spaces shall be maintained open and available at all times for the parking of two vehicles. *(Planning)*

2.10. The CC&Rs for the project shall include a section requiring all required open guest parking spaces shall be unassigned and prohibited from being assigned to a particular residential unit. Guest parking spaces shall not be used for long-term parking or storage of any vehicle, equipment, or property. *(Planning)*

2.11. The CC&Rs for the project shall include a section prohibiting the parking of recreational vehicles over 20 feet long in the project. *(Planning)*

2.12. The CC&Rs for the project shall include a section for graffiti removal responsibilities and procedures, including subscribing to an on-call graffiti prevention and removal service. *(Planning)*

2.13. The CC&Rs for the project shall include a section restricting the sale or resale price of the Affordable Units to a price affordable to low-income households, as defined by the Department of Housing and Community Development and detailed in the Affordable Housing Agreement, for a term of 45 years. The CC&R's shall further restrict purchase of the Affordable Units to households earning a maximum of 80% of the area median income as defined by the Department of Housing and Community Development. *(Planning)*

2.14. The CC&Rs for the project shall include a provision that ensures full access to all project amenities for all residents, including residents of the Affordable Units. *(Planning)*

2.15. The CC&Rs for the project shall include a provision requiring the homeowner of an Affordable Unit to occupy the unit as their primary residence. *(Planning)*

2.16. The project shall include five units restricted to a purchase price affordable to low-income households in exchange three concessions, pursuant to Government Code Sections 65915-65918 and as outlined in the staff report dated October 28, 2024. *(Planning)*

2.17. The developer shall enter into an affordable housing agreement with the City pursuant to Section 3.12.090 of the Cypress Zoning Ordinance. The agreement shall be recorded against the property prior to the issuance of any certificates of occupancy. *(Planning)*

2.18. The five affordable units shall be evenly dispersed throughout the Project. The affordable units shall be constructed with the same type and quality of exterior materials and interior fixtures, finishes, and amenities as the market rate units. *(Planning)*

2.19. Areas subject to vehicle loading, including internal streets, driveways, etc., shall consist of Portland Cement Concrete (PCC) unless an alternative material is approved in the project WQMP for infiltration purposes. The main drive aisle, behind the decorative pavers, can consist of asphalt. *(Planning)*

2.20. A copy of the approved Conditions of Approval shall be included in all development plans submitted to the City. *(Planning)*

2.21. At least two weeks prior to the issuance of the first certificate of occupancy, the applicant shall meet with the project planner and members of the Building and Engineering Divisions to ensure that all applicable conditions of approval have been satisfied. *(Planning)*

3. Architectural

3.1. Architectural elevations and site plans shall be reviewed and approved by the Community Development Department prior to the issuance of building permits. *(Planning)*

3.2. All architectural treatments shall be constructed as illustrated on plans and renderings submitted. The final exterior color scheme (including stucco color, which will reflect the approved exterior color scheme) shall be submitted to City staff for review and approval prior to actually painting the structure. *(Planning)*

3.3. Exterior lighting shall comply with Section 3.11.060 (Exterior lighting) of the Zoning Ordinance. The developer shall submit a lighting plan showing standard heights and light materials and a photometric plan showing light levels on site and at the adjacent property limits. All parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway or cause glare that affects motorists. Illumination levels at the property lines shall not exceed .5 foot candles. *(Planning)*

3.4. On-site lighting shall be arranged so that direct rays will not shine on adjacent properties or produce glare for street traffic. *(Planning)*

3.5. All roof mounted equipment, such as heating and air conditioning units, shall be adequately screened from public view, subject to the approval of the Planning Director. *(Planning)*

3.6. The ground-mounted air conditioning equipment, transformer boxes, and water valves shall

be adequately screened from the public view, subject to approval by the Planning Director. Plant material is acceptable as a screening material. *(Planning)*

3.7. Developer shall incorporate roof and building drainpipes and downspouts in an architecturally compatible manner including location and color to the satisfaction of the Planning Director. Pre-painted 6" half round seamless aluminum rain gutters with 3" round aluminum downspouts that are matched to the color scheme of the elevations are acceptable. *(Planning)*

3.8. During construction, the developer shall provide an adequate number of trash bins at a location acceptable to City staff. Construction bins must be maintained onsite. Bin rental shall be contracted through the City's disposal services contractor. *(Planning)*

3.9. The developer shall construct new masonry block walls along the rear and side property lines, except within the front setback. The new walls shall have a height of six feet as measured from the higher adjacent grade. The design of the walls shall be consistent with the design of the rest of the development and shall include precast caps or mortar caps with a stucco finish. The developer shall submit perimeter wall plans for review and approval by the Planning Director or designee. *(Planning)*

3.10. The developer shall construct a new masonry block "garden wall" along the street frontage of the project. The garden wall should be located at the rear of the 10-foot front landscape setback. The height of the garden wall segments shall be 30 to 36 inches. Decorative garden walls shall use materials and colors that are compatible with other site structures. The developer shall submit garden wall plans for review and approval by the Planning Director or designee. *(Planning)*

3.11. If it is determined that community trash bins are required for the development, a six-foot-tall masonry trash enclosure shall be required to screen the bins from public view. The masonry materials will be consistent/compatible with the project materials, and meet WQMP requirements. The location and materials are subject to approval by the Planning Director or designee. *(Planning)*

4. Signage

4.1. The developer shall submit a plan showing the design and location of any proposed monument sign or wayfinding signage on the interior of the site which shall be subject to review and approval of the Planning Director. The developer shall not erect or display on the subject property any signs which have not been approved in writing by the Community Development Department. *(Planning)*

4.2. The masonry materials on the base of a freestanding monument type sign shall match the materials used on the garden wall located in the front landscape planter. The freestanding sign cabinet shall be painted to match the wall or trim color of the building. (Planning)

4.3. The installation and method of sign illumination shall be reviewed and approved by the Planning Division and the Building and Safety Division under separate permit and pursuant to the requirements of the Cypress City Code and Zoning Ordinance. The developer shall take the appropriate measures to ensure that the illumination of the sign shall not create

glare for vehicular traffic. All electrical conduits, timer devices, and other electrical equipment shall be buried underground or concealed within the sign. *(Planning)*

5. Landscaping

5.1. A detailed landscape and automatic irrigation plan shall be submitted to the Cypress Planning Division for review and approval at least 60 days prior to issuance of a certificate of occupancy. In addition, a bond shall be posted with Public Works to guarantee against defects in plant materials and workmanship for a period of one year from acceptance of the landscape installation. All required landscaping shall be permanently maintained in a neat and orderly condition. *(Planning)*

5.2. All landscaping areas shall comply with the City's water efficiency ordinance as well as the water efficient requirements of the Cypress Zoning Code and the City's Drought Response Management Plan. All irrigation shall be provided by a drip or microspray system. *(Planning)*

5.3. Landscape irrigation pipes and sprinkler heads shall be maintained in good working order so as to cover all landscaped areas. *(Planning)*

5.4. Unless otherwise specified, all required trees shall be a minimum 15-gallon in size and of a variety approved by the Planning Director. *(Planning)*

5.5. A redwood landscape retainer, a minimum of two inches by six inches in size, shall be installed along all property lines where no perimeter wall is provided in the front setback area to separate the landscape planters from adjoining properties. *(Planning)*

5.6. Ground floor private patio areas shall be equipped with a water spigot and electrical outlet. *(Planning)*

5.7. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Planning Director allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. *(Planning)*

6. Operational

6.1. The use of mechanical devices associated with the cleaning and maintenance of real property shall be conducted in accordance with the Cypress Zoning Code. *(Planning)*

6.2. Exterior storage is specifically prohibited. *(Planning)*

6.3. The parking lot areas shall be used solely for vehicular parking. *(Planning)*

7. Property Maintenance

7.1. All walls, fences, and trash enclosures shall be maintained free of significant surface cracks, dry rot, warping, missing panels or blocks, which threaten the structure's structural integrity or graffiti which threatens the appearance. *(Planning)*

7.2. Parking lot surfaces and pedestrian walkways shall be maintained in a safe condition such that any concrete, asphalt, or other driving or walking surfaces are free of potholes, buckled or cracked surfaces, or raised areas. *(Planning)*

7.3. The property shall be maintained free of the accumulation of trash and debris. Trash and debris shall be stored solely in designated solid waste bins. *(Planning)*

7.4. Exterior building elevations shall be maintained such that the buildings are free of broken, missing or significantly cracked surface finished materials. *(Planning)*

7.5. The property shall be maintained free of all graffiti. All graffiti shall be removed within 48 hours once notified in writing by the City. *(Planning)*

7.6. The HOA be required to remove or repaint any graffiti that occurs in a timely manner. The wall facing Lincoln Avenue will feature plant materials to discourage graffiti. *(Engineering, Planning)*

8. Fees

8.1. The applicant shall pay the following fees per Resolution No. 6182, as noted below. *(Engineering)*

- Park and Recreation (Prior to issuance of Building Permit)
- Drainage Fee for Master Drainage Plan (Prior to issuance of Building Permit)
- City-wide Traffic Improvement (Prior to issuance of Building Permit)
- Regional Traffic Improvement (Prior to issuance of Building Permit)
- Final Subdivision Map Check (Prior to submittal of Map)
- Sanitary Sewer Connection (Prior to issuance of Building Permit): https://www.ocsan.gov/home/showpublisheddocument/34705/638599218131900000
- Grading / On-Site (Non-Structural) Plan Check (Prior to submittal of Grading Plans)
- Grading Permit and Inspection (Prior to Permit issuance)
- Building Plan Check (Prior to submittal of Plans)
- Building Permit and Inspection (Prior to Permit issuance)
- Public Improvement Plan Check (Prior to submittal of Plans)
- Public Improvement Permit and Inspection (Prior to Permit issuance)

8.2. Within 48 hours of the approval of this project, the applicant/developer shall deliver to the Community Development Department a check payable to the **County Clerk-Recorder in the amount of $50.00** County administrative fee, to enable the City to file the Notice of Exemption pursuant to Fish and Game Code §711.4 and California Code of Regulations, Title 14, section 753.5. If, within such 48-hour period, the applicant/developer has not delivered to the Community Development Department the check required above, the approval for the project granted herein shall be void. *(Planning)*

9. Engineering

9.1. That all engineering requirements of the City of Cypress, including preparation of improvement plans and installation of all improvements such as curbs and gutters,

sidewalks, street grading and pavement, sewer and drainage facilities, or other appurtenant work shall be complied with as required by the City Engineer and in accordance with specifications on file in the Office of the City Engineer, as may be modified by the City Engineer; and, that security in the form of a bond, certificate of deposit, letter of credit, completion guarantee, or cash, in an amount and form satisfactory to the City of Cypress, shall be posted with the City to guarantee the satisfactory completion of said improvements. Said security shall be posted with the City prior to the issuance of a building permit or final map approval, whichever occurs first, to guarantee the installation of the related improvements prior to final building and zoning inspections in accordance with an approved construction phasing plan. In the event the developer's contractor and/or subcontractor fails to diligently prosecute the work within the public right-of-way, the City reserves the right, in its reasonable discretion, to issue a stop work notice and to provide a substitute contractor and/or subcontractor to complete said work at the sole cost and expense of developer. *(Engineering)*

9.2. The applicant shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the City of Cypress, unless such easements are expressly made subordinate to the easements to be offered for dedication to the City. Prior to granting any of the said easements, the subdivider shall furnish a copy of the proposed easement to the City Engineer for review and approval. *(Engineering)* (Easement Subordination)

9.3. Prior to any street construction or relocation, when there are monuments in the project area which control the location of subdivisions, streets or highways, or provide survey control, the developer shall locate and reference the monuments and shall reset them after construction as required by Section 8771 of the Business and Professions Code, in a manner meeting the approval of the City Engineer. *(Engineering)*

9.4. The applicant shall make all submittals, including engineering, building, grading, water quality, and inquiries through the department's online plan check and permit application at https://cypressca.viewpointcloud.com or as determined by the City Engineer. *(Engineering)*

10. Landscaping within the Public Right-of-Way

10.1. The applicant or his successor in interest shall maintain all landscaping planted in the public right-of-way located along the frontage of their property in a healthy and safe condition. *(Engineering, Maintenance)*

11. Sewer and Wastewater

11.1. The developer shall construct new private sewer laterals with cleanouts at a location approved by the City Engineer. *(Engineering)*

11.2. Prior to the recordation of the subdivision map, the applicant shall submit a sewer plan signed and stamped by a registered civil engineer, detailing all the proposed public and/or private sewer lines meeting the requirements of the City Design Standards for Sewer Facilities to be approved by the City Engineer. (*Engineering*)

11.3. All sewer lines (including mains and laterals) within the development shall be private sewer lines and shall be maintained and cleaned by the developer, or successor in interest. The City of Cypress shall have no responsibility for maintenance of the private sewer lines. *(Engineering)*

12. Street Trees

12.1. If trees are planted within the public right of way, they shall be installed in accordance with the approved street landscape plan subject to the approval of the City Engineer. *(Engineering)*

12.2. The applicant or successor in interest shall trim all trees in the public right-of-way by following the City's tree trimming policy annually or as prescribed by the City Engineer and maintain the trees in a healthy and safe condition. *(Maintenance)*

13. Street Lighting

13.1. The applicant shall bear the full cost of relocating the existing street light along the property frontage on Lincoln Avenue and upgrading to energy efficient LED fixtures. Street light poles, standards, fixtures and details shall be approved by the City Engineer and meet the City of Cypress design standards.

14. Streets

14.1. Prior to the issuance of any certificate of occupancy, including temporary, the applicant shall resurface Lincoln Avenue (2" grind and overlay asphalt concrete pavement) along the property frontage. Construct all improvements in accordance with Cypress Public Works standards and specifications to satisfaction of the City Engineer.

14.2. Prior to the issuance of any certificate of occupancy, including temporary, the applicant shall install a new driveway approach that is compliant with the American Disabilities Act along the property frontage on Lincoln Avenue. The developer shall comply with the following requirements regarding the improvements:

- Construct all improvements in accordance with Cypress Public Works standards and specifications to satisfaction of the City Engineer.
- Prior to construction, obtain and pay for a permit and inspection services. As part of the permit, maintain a schedule on file with the City Engineer for the work.
- Adjust utility vaults and boxes to grade in accordance with the corresponding utility's requirements and standards.
- Relocate any utilities as necessary securing the appropriate approvals from the respective utilities.
- If necessary, grant easements to the City for pedestrian purposes for any sidewalk or driveways for compliance with ADA requirements prior to issuance of a permit for construction. *(Engineering)*

14.3. Remove and replace any damaged street, pavement, sidewalk, curb and gutter, or any other public improvements as a result of work associated with this project and appropriately clean the area to the satisfaction of the City Engineer.

14.4. The applicant shall submit a street design plans for approval by the City Engineer for all proposed City streets or any work within existing public right of way. Street name signs

and traffic signs shall be installed per City Standards. *(Engineering)*

14.5. Prior to issuance of a certificate of occupancy, the applicant shall remove and replace any existing public improvements at the development site which have existing damage, are damaged due to construction, or otherwise below current standards, to the satisfaction of the City Engineer. *(Engineering)*

15. Subdivisions

15.1. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Director and Public Works Director and/or pursuant to the Subdivision Map Act. Before occupying any structures or initiating any use approved by this permit, the applicant shall comply with all conditions of the tentative and final map. (*Engineering, Planning*)

16. Traffic

16.1. The access driveway to the development shall be designed such as there is minimal impact on the vehicle's tire upon ingress and egress from the driveway, as approved by the City Engineer. *(Engineering)*

16.2. The quantity, location, width, and type of public driveways shall be subject to the approval of the City Traffic Engineer. Prior to construction of any driveway approach upon public street right-of-way, the applicant shall obtain a public works permit. *(Engineering)* (Driveways)

16.3. Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Engineering Standard Plan 204 and 205 at all street intersections, driveways, and parkways, in a manner meeting the approval of the City Traffic Engineer. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing trees, signs, utilities, landscape, hardscape, slopes or any other encroachments from the limited use area in a manner meeting the approval of the City Engineer. *(Engineering)* (Sight Distance)

17. Utilities

17.1. Prior to issuance of a certificate of occupancy, the applicant shall install all new and existing utility services underground. *(Engineering)*

18. Drainage

18.1. Prior to issuance of grading permits or recordation of the subdivision map, whichever comes first, at the direction of the City Engineer, the applicant shall submit a grading plan for approval signed and stamped by a registered California civil engineer and using actual grades from an Orange County Surveyor's Benchmark. *(Engineering)*

The applicant shall ensure the following requirements are met:

- Drainage is solved to the satisfaction of the City Engineer and Building Official.
- The Grading Plan is consistent with the Water Quality Management Plan, Site Plan and any Improvement Plan for proposed public storm drains.
- Submittal of a Preliminary Grading Plan if deemed necessary by the City Engineer.
- The topography of the area surrounding this development shall be made to establish existing drainage flow patterns.
- The minimum slope standards are met for 1% for landscape areas, AC parking areas 1.5%, Concrete .2%.
- All surface runoff and subsurface drainage directed to the nearest acceptable drainage facility, as determined by the City Engineer.
- Drainage facilities discharging onto adjacent property shall be designed to imitate the manner in which runoff is currently produced from the site or alternatively, the applicant may obtain a drainage acceptance and maintenance agreement, suitable for recordation, from the owner of said adjacent property.
- All drainage facilities must be consistent with the County of Orange Grading Ordinance as supplemented by the Engineering Division and Local Drainage Manual.

19. Storm Water Quality – National Pollutant Discharge Elimination System

19.1. Development must be undertaken in accordance with the conditions and requirements of the Santa Ana Region National Pollutant Discharge Elimination System (NPDES) Permit Order No. R8-2009-0030 as amended by Order No. R8-2010-0062.

19.2. Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the City Engineer, a Final Water Quality Management Plan (WQMP). The WQMP must include best management practices for source control, pollution prevention, site design, and low impact development as well as structural treatment controls among many factors. Site design for controlling urban runoff must first evaluate infiltration, then harvest and water re-use, then evapotranspiration and only bio-treatment if the other three are not feasible. The WQMP must identify the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP) and utilize the Orange County Technical Guidance Document (OC TGD) as well as the Model WQMP.

Applicable WQMP projects must also:

- Utilize the City's current WQMP template;
- Utilize the City's online WQMP application system for submittal;
- Address site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing connected impervious areas, creating reduced or zero discharge areas, and conserving natural areas;
- Incorporate Routine Source Control BMPs as defined in the DAMP;
- Include post-construction Treatment Control BMP(s) as defined in the DAMP;
- Include and Operations and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for pos-construction Treatment Control BMP(s); (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced Treatment Control BMP(s); (3) describes the mechanism for funding the long-term operation and maintenance of the references Treatment Control BMP(s); (4) includes the Water Quality Implementation Covenant and Agreement.

19.3. Prior to issuance of and grading or building permits, the applicant must submit a certified copy of the approved Final Water Quality Management Plan (WQMP) along with the final approved Grading Plan and all other supporting documentation on a USB flash drive in a single digital file (pdf) format acceptable to the City Engineer. The Final WQMP Submittal and subsequent approval of the Preliminary Water Quality Management Plan does not guarantee approval of the Final Water Quality Management Plan. Should the final calculations and submittals not meet the required thresholds necessary to meet the obligations of the City under the NPDES Permit for development and its incorporated documents such as the DAMP and OC TGD. alterations to the site and the site plan may be required as prescribed by the City Engineer to the WQMP. Any significant alteration to the site plan due to the Final WQMP may require approval of the Council for the revision. Additionally, the WQMP must identify a responsible party and implement funding sources for maintaining post construction BMPs as required as part of the development and must ensure that appropriate easements and ownerships are properly recorded in public records and access is made available for inspection of said devices.

19.4. The owner is responsible for providing a Water Quality Implementation Covenant and Agreement and an Operations and Maintenance plan that outlines the funding and maintenance of water quality BMPs, consent to inspect, and indemnification on the forms provided by the City for all post-construction stormwater mitigation and treatment devices, as required by the Santa Ana Regional National Pollutant Discharge Elimination System (NPDES) Permit Order No. R8-2009-0030 as amended by Order No. R8-2010- 0062. The agreement will be subject to the review and approval of the City Engineer and City Attorney. Before final acceptance of project improvements, the owner or his/her designated representative must certify that the treatment device was constructed and installed in accordance with the approved plans. Prior to the issuance of a certificate of occupancy, the applicant must demonstrate compliance with the City's

NPDES Implementation Program in a manner meeting the satisfaction of the City Engineer and Water Quality Manager, including:

- Demonstrate that all structural Best Management Practices (BMPs) described in the BMP Exhibit from the project's approved WQMP and Maintenance Covenant and Agreement have been implemented, constructed and installed in conformance with approved plans and specifications
- Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP
- Demonstrate that copies of the project's approved WQMP and Covenant and Agreement (with attached O&M Plan) are available for each of the initial occupants
- Agree to pay a compliance deposit to pay for any required inspections and any additional non-compliance inspections as the City deems necessary
- Submit certified record drawings as well as the project engineer's post-construction certification as well as the owner's post construction certification on a template provided by the City
- Agree to pay for an inspection (special investigation) from the City for a date 12 months after the issuance of a certificate of occupancy for the project to verify compliance with the approved WQMP, Maintenance Covenant and Agreement and O&M Plan.
- Demonstrate that the applicant has RECORDED one of the following:

    1. The CC&R's (that must include the approved WQMP, Maintenance Covenant and Agreement and O&M Plan) for the project's Homeowner's Association;
    2. A Water Quality Implementation Covenant and Agreement that has the approved WQMP and O&M Plan attached; or
    3. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. *(Engineering, Water Quality)* (NPDES/WQMP Compliance Measures)

19.5. All onsite storm drain inlets, whether newly constructed or existing, must be labeled "No Dumping Drains to Ocean" before occupancy in accordance with city requirements.

19.6. All exterior metal building surfaces, including roofs, must be coated with rust-inhibitive paint to prevent corrosion and release of metal contaminants into the storm drain system prior to occupancy.

19.7. Trash enclosures and/or recycling area(s) must include a structure to cover the enclosure with a solid roof design below to direct stormwater away from entering the enclosure. All litter/waste material must be kept in leak-proof containers. Area(s) must be paved with impermeable material. No other area may drain onto these areas. The trash enclosure and/or recycling area(s) may not drain to the storm drain system and all cleanups must be performed using dry cleanup methods. Additionally, there must be a posted sign on the trash enclosure informing users that hazardous materials are not to be disposed therein. Additionally, trash enclosures may be required to be modified to meet

the current solid waste requirements.

19.8. Pet waste collection systems or dispensers, which hold bags for pet owners to use to pick up waste, must be installed in close proximity to trash receptacles in all common use areas. Regular refuse collection and resupply of pickup bags must be conducted by property owner or homeowner's or business owner's association.

19.9. Decorative fountains and ponds must be designed with no connection to the storm drain system. The discharge of non-stormwater from fountains and ponds must not be allowed to drain to the storm drain system.

19.10. Prior to the issuance of any grading or building permit, the applicant must submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the City Engineer and the Building Official and in accordance with requirements of the Santa Ana Regional National Pollutant Discharge Elimination System (NPDES) Permit Order No. R8-2009-0030 as amended by Order No. R8-2010-0062. The ESCP must be developed and implemented to demonstrate compliance with the City's NPDES Implementation Program and State water quality regulations for grading and construction activities. The ESCP must identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. must be properly covered, stored, and secured to prevent transport into local drainage ways or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP must also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. The ESCP must be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP must be kept at the project site and be available for City review on request.

19.11. Prior to issuance of certificate of occupancy, the applicant must clean all on site storm drain systems, catch basins, filters, storm drain lines, inlet boxes, etc. Additionally, upon direction of the City Engineer, the applicant must clean any public storm drain systems, catch basins, filters, lines, and inlet boxes that the City Engineer has determined have been impacted by the applicant's construction. If clean-up is not performed, the City may make arrangements to clean the system at the developer's expense.

19.12. The owner is responsible for maintaining and operating all on-site private improvements.

19.13. All property areas must be maintained free of litter/debris.

19.14. All onsite storm drains including post-construction best management practices (BMPs) must be cleaned at least twice a year; once immediately before October 1st (the beginning of the rainy season), and once in May (the end of the rainy season). Additional cleaning may be required by the City Engineer.

19.15. There must be no pressure washing of parking areas, and waste storage areas, or building site, unless the City approves a collection system to keep water from entering

the storm drain.

19.16. Landscaping must be properly maintained with efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides that can contribute to urban runoff pollution.

19.17. Any CUP applicant or its successor shall be responsible for the cost of any water quality inspections by the City that are mandated by the State of California or by the U.S. Environmental Protections Agency (USEPA) presently or in the future.

19.18. The Improvement Bond must incorporate all post-construction stormwater devices from the approved WQMP. These costs will be provided in the WQMP for review and inclusion in the Improvement Bond and shall cover device defects as well as malfunctions and possible replacement in the event the device is damaged or not operating per the manufacturer's specification or intended design.

19.19. The applicant will be subject to all requirements of Section 13-29 of the Cypress Municipal Code regarding stormwater pollution prevention including, but not limited to, an Operations and Maintenance Verification Certification – WQMP Post Construction through the City's online application and permitting system, prior to issuance of a final certificate of occupancy.

19.20. No person or person(s) shall make any modifications to drainage approved in the grading plan or WQMP without prior written approval from the City Engineer.

19.21. Certified full trash capture devices must be installed to address the Statewide Trash Amendments adopted April 7, 2015. Existing storm drain inlets located within this project must be retrofitted to address the above trash policies. Additionally, proposed post-construction BMPs must be devices that are State certified for full-trash capture. Relocated catch basin along property frontage shall also include automatic retractable screens (ARS) devices in addition to full trash capture devices to address the Statewide Trash Amendments.

20. Building and Safety

20.1. Applicant/developer shall provide a single point of contact for all phases of the permitting process and the construction process. The point of contact may be different for permitting and construction. The applicant/developer will provide a 24-hour contact number. This person will be responsible for all communications with Building and safety including but not limited to application, plan submittal, permit issuance, inspection requests and any other requests or inquiries. (*Building and Safety*)

20.2. The applicant will schedule a pre-construction meeting with both the Building Official and City Engineer (or designee) prior to any work starting on the project site. The meeting shall take place one to two weeks prior to the start of construction. All contractors, including their superintendents, designers/engineers will be required to attend unless otherwise directed by the Director of Public Works. (*Building and Safety, Engineering*)

20.3. Construction bins for non-recyclable and recyclable materials generated from any construction site (residential and non-residential) must be placed "on site" out of the public right-of-way unless permit is obtained from the City Engineer. *(Building & Safety)*

20.4. A pre-grading SWPPP's inspection is required prior to grading permit issuance. All required grading stormwater BMPs shall be installed and inspected by the Building Division prior to the release of the grading permit. *(Building & Safety)*

20.5. Delivery, loading and unloading of construction materials shall occur on site and not within the Public Right of Way unless a permit is obtained from the City Engineer. *(Building and Safety)*

20.6. Applicant/developer shall obtain the required permits and comply with applicable provisions of the 2022 California Residential, Building, Plumbing, Electrical, and Mechanical Codes, the 2022 California Green Building Standards Code, Title 24, and the City of Cypress Codes. *(Building & Safety)*

20.7. Grading, demolition, and exterior building construction activities shall be limited to the hours of between 7:00 a.m. and 8:00 p.m. Monday through Friday, between 9:00 a.m. and 8:00 p.m. on Saturday, if the City's noise standards are exceeded. Interior building construction and tenant improvements shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday, only if the City's noise standards are exceeded. **If complaints are received regarding noise from grading or demolition, further restrictions may be imposed on the start time of construction by the Director of Community Development, up to a 9:00 a.m. start time.** No construction activity shall be allowed on Sundays or federal holidays. In addition, construction equipment shall be equipped with effective muffling devices. Compliance with this measure is subject to field inspection by City staff. *(Building & Safety)*

20.8. An automatic fire sprinkler system, approved by the Orange County Fire Authority, may be required. *(Building & Safety)*

20.9. Type 5 cement shall be used for all foundations and slabs on grade. *(Building & Safety)*

20.10. All slabs on grade (including M-1 occupancies) shall receive a minimum of a 10 mil. thick moisture barrier. *(Building & Safety)*

20.11. A stamped soil investigation report shall be submitted with the plans for plan check. The report shall include soil bearing capacity, seismic study, in compliance with the Seismic Hazard Mapping Act of the State of California, grading, paving, sulfate test, and other pertinent information under good engineering practice. *(Building & Safety)*

20.12. An acoustical report shall be submitted with the plans for plan check. The report shall meet all the requirements of the Uniform Building Code and Title 24 of the State Administrative Code. *(Building & Safety)*

20.13. Prior to final certificate of occupancy, as required by California State Health and Safety Code Section 19850, the applicant shall provide copies of the stamped approved plans and any revisions on CD in PDF format to the City of Cypress Building Division to serve as the official file copy of the approved building plans. *(Building & Safety)*

20.14. Building plans shall be stamped by a licensed engineer. *(Building & Safety)*

21. Security

21.1. The landscaping and lighting plans for the project shall also be subject to review by the Cypress Police Department. *(Police Department)*

21.2. Illuminated address signs shall be installed next to each garage door for easy identification by Police and Fire personnel. *(Police Department.)*

21.3. The CC&R's shall contain a restriction prohibiting the parking of vehicles in front of garages. Common areas not designated for guest parking shall be kept clear at all times. *(Police Department)*

21.4. Security lighting shall be provided in the parking areas, public open space, and driveways. Front door entrances to the individual units shall also be provided with light fixtures. *(Police Department)*

22. Fire

22.1. Design Review: Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to the Orange County Fire Authority (OCFA). The development review does not imply or express approvals on any subsequent plan submittal. *(OCFA)*

22.2. Plan Submittal Sequence: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the specified event.

22.3. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required, the applicant or responsible party shall submit:
- Fire Master Plan (service code PR145)
- Alternate Methods and Materials (AM&M) request (PR910), to address turn around and fire lane location deficiencies associated with the Fire Master Plan review.

22.4. Prior to issuance of a building permit, the applicant or responsible party shall submit:
- Architectural (service codes PR264-PR272, abbreviated review)
- Underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)
- Fire sprinkler system (service codes PR400-PR465)

22.5. Prior to concealing interior construction, the applicant or responsible party shall submit:
- Fire alarm system (service code PR500-PR520)
- Fire sprinkler system (service codes PR430-PR455).

22.6. Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by the OCFA may be found

by visiting ocfa.org on the Planning and Development Section homepage.

22.7. Temporary/Final Occupancy Inspections: Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

22.8. Emergency Access Easements: Irrevocable reciprocal access easements for emergency access purposes to the benefit of the Cypress shall be recorded concurrently with the final map or, where no final map is required, prior to approval of the fire master plan.

22.9. Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

23 Solid Waste

23.1. The applicant shall subscribe to solid waste services from the City's solid waste hauler with no less than one time per week service for trash, recycling, and organics recycling. These shall be properly maintained and not allowed to overflow. Source separated organic recycling is required unless alternatives are approved in writing from the Public Works Director. (*Public Works, Water Quality*)

23.2. For phased construction, as buildings are occupied, the applicant shall ensure there is adequate room and clearance for solid waste trucks and for placement of construction bins on site during construction. Access ways shall not be blocked without written approval of the Building Official. (*Public Works*)

23.3. The applicant shall not install a trash compactor at the site without first having received written approval from the City's solid waste hauler. *(Public Works)*

23.4. For residential automated trash service, the applicant must provide on-site driveways, drive aisles and turnarounds with adequate space, clearance, material and loading capacity for solid waste trucks to maneuver and turn around on site (as reviewed and approved by the City's solid waste hauler and the City Engineer). Solid waste trucks shall be prohibited from backing out into city streets and roadways. *(Public Works)*

Effective: October 28, 2024

SECTIONS
2. General
3. Planning

4. Architectural
5. Signage
6. Landscaping
7. Operational
8. Property Maintenance
9. Fees
10. Engineering
11. Landscaping in the Public Right-of-Way
12. Sewer and Wastewater
13. Street Trees
14. Street Lighting
15. Streets
16. Subdivisions
17. Traffic
18. Utilities
19. Drainage
20. Storm Water Quality
21. Building & Safety
22. Security
23. Fire
24. Solid Waste

EXHIBIT "C"

Tract Map No. 19339

(Subdivision/Unit No.)

OLSON URBAN VI – CYPRESS 3, LLC

(Subdivider)

ENVIRONMENTAL WARRANTY

As a condition precedent to acceptance of the dedications and public improvements to be conveyed by the above-named Subdivider to the City of Cypress for the above-referenced Subdivision, Subdivider hereby warrants to the City of Cypress that:

1. Neither the property to be dedicated nor Subdivider are in violation of any environmental law, and neither the property to be dedicated nor the Subdivider are subject to any existing, pending or threatened investigation by any federal, state or local governmental authority under or in connection with the environmental laws relating to the property to be dedicated.

2. Neither Subdivider nor any other person with Subdivider's permission to be upon the property to be dedicated has used, generated, manufactured, produced, or released, on, under, or about the property to be dedicated, any Hazardous Substance except in compliance with all applicable environmental laws. For the purposes of this warranty, the term "Hazardous Substances" shall mean any substance or material which is capable of posing a risk of injury to health, safety or property, including all those materials and substances designated as hazardous or toxic by any federal, state or local law, ordinance, rule, regulation or policy, including but not limited to, all of those materials and substances defined as "Toxic Materials" in Sections 66680 through 66685 of Title 22 of the California Code of Regulations, Division 4, Chapter 30, as the same shall be amended from time to time, or any other materials requiring remediation under federal, state or local laws, ordinances, rules, regulations or policies.

3. Subdivider has not caused or permitted the release of, and has no knowledge of the release or presence of, any Hazardous Substance on the property to be dedicated or the migration of any hazardous substance from or to any other property adjacent to, or in the vicinity of, the property to be dedicated.

4. Subdivider's prior and present use of the property to be dedicated has not resulted in the release of any Hazardous Substance on the property to be dedicated.

5. All persons executing this warranty hereby represent and warrant to the City of Cypress, and Subdivider hereby represents and warrants, that the signators hereto

have the legal power, right and authority to execute this warranty on behalf of the Subdivider and that the signators hereto have sufficient knowledge or expertise, either personally, through reasonable inspection and investigation of the property, or through reasonable reliance upon the investigation and professional opinion of Subdivider's environmental experts, to make the representations herein, and that no consent of any other party is required to execute this warranty and make the representations herein on behalf of the Subdivider to the City of Cypress.

Each of the undersigned persons declares under penalty of perjury that the foregoing is true and correct.

Dated: 07.16.2025

SUBDIVIDER*

By: see attached

*Proof of authorization for Subdivider's signatures is required to be submitted concurrently with this environmental warranty.

Signature Block –

Olson Urban VI – Cypress 3, LLC

OFFICIAL SIGNATURE BLOCK FORMAT:

OLSON URBAN VI – CYPRESS 3, LLC
a Delaware limited liability company

By: OLSON URBAN COMMUNITIES VI, LLC
a Delaware limited liability company
Sole Member

By: OLSON URBAN VENTURES VI, LLC
a Delaware limited liability company
Sole Member

By: OLSON URBAN HOUSING, LLC
a Delaware limited liability company
Operating Member

By: IN TOWN LIVING, INC.
a Delaware corporation
Managing Member

By: _____
Name: Bill Holford
Title: President Olson Communities

By: _____
Name: Mike McBride
Title: V.P. of Construction

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **10.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 08/25/2025

SUBJECT: **Receive and File a Residential Parking Permit District Petition and Set a Public Hearing**

RECOMMENDATION

1. Receive and file the petition to establish a Residential Parking Permit District on Surrey Drive, Lexington Street, Livermore Place, Manchester Place, Dorset Drive, Somerset Lane, Sussex Circle, Dover Circle, and Devon Circle between 2:00 a.m. and 6:00 a.m.; and

2. Set a public hearing for September 8, 2025, to consider establishing the Residential Parking Permit District.

DISCUSSION

The residents of the subject area requested the City address the overflow parking condition created by the Lincoln Center Mobile Home Park and Casa Grande Apartments to the north of the neighborhood. Residents submitted a petition requesting the establishment of a parking permit district due to the lack of street parking.

In February 2005, City Council adopted an ordinance allowing residential parking permit districts to alleviate problems such as the misuse of available on-street parking, traffic congestion, and the inability of residents to park their vehicles near their residences. The ordinance sets provisions for signature gathering and requires at least two-thirds of residents' signatures to submit a parking permit district request. The ordinance includes three criteria for a district:

1. More than 75% of on-street spaces are occupied during the period permits would be required.
2. The area is self-contained and offers enough parking for residents.
3. More than 50% of parked vehicles are owned by non-residents of the district.

The Traffic Engineer reviewed the parking conditions and the petition and has determined they meet the ordinance requirements. The Traffic Commission reviewed the request at its June 17 meeting and recommended the City Council create the district. As part of the public hearing process, notices will be mailed to all property owners, residents and businesses

within 400 feet of the proposed district. Signs will also be placed throughout the neighborhood and the Lincoln Center Mobile Home Park, and the Casa Grande Apartments have been contacted.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

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Attachments

Petition

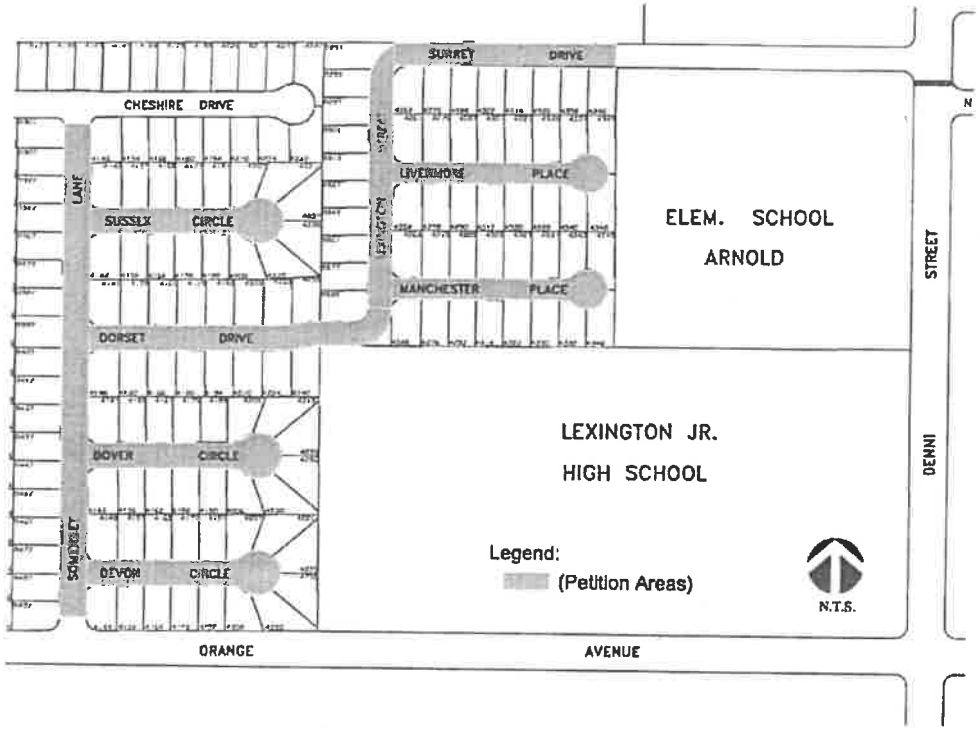
Traffic Commission Report

PETITON FOR THE ESTABLISHMENT OF A RESIDENTIAL PARKING PERMIT DISTRICT

We, the undersigned occupants of properties on Surrey Drive (south side only), Lexington Drive, Livermore Place, Manchester Place, Dorset Drive, Devon Circle, Dover Circle, and Sussex Circle as depicted below, hereby request the establishment of a residential parking permit district with posted **"NO PARKING 2AM - 6AM DAILY EXCEPT BY PERMIT"** parking restriction signs for all streets therewithin.

We the undersigned understand that the rules and regulations pertaining to the establishment of a residential parking permit district and the adminstration/operation thereof are outlined in Chapter 16 Article XIX of the City of Cypress Code of Ordinaces available online through the CIty's website. Questions related to this petition, permits, or the operation of the residential parking district can be posed to the City's Traffic Engineer at (714) 229-6750.

We the undersigned specifically understand that any party who purchases a parking permit is not guaranteed a parking space due to the limited on street parking available.



Address	Support New District			Printed Name	With my signature below I attest to represent those residing at this address and that I have reviewed Page 1 of this Petition.
	Yes (X)	No (X)	No Opinion (X)		
4262 Surrey Drive	X			JASON MASTERS	
4276 Surrey Drive	X			David Razo	
4288 Surrey Drive	X			Crystee Hoagland MURIEL DEHNKE	
4302 Surrey Drive	X			Sunanda Manuoi	
4318 Surrey Drive	X				
4326 Surrey Drive	X			Emad Suleman	
4338 Surrey Drive	X			Sean Kelleher	
4346 Surrey Drive	X			Jude Higa-Lewis	
9291 Lexington Drive	X			SHAWN GARDNER	
9293 Lexington Drive	X			Chad Crow	
9297 Lexington Drive	X			RAJ KATARIA	
9301 Lexington Drive	X			ALLAN KATMAN	
9313 Lexington Drive	X			Ron Garcia	
9327 Lexington Drive		X		MAUREEN BRADLEY	
9343 Lexinton ~~Drive~~ St.	X			Robert Gaeta	
9361 Lexington Drive	X			Matthew Cho.	
9377 Lexington Drive	X			Lewis Choi	
9383 Lexington Drive	X			Uma Viswanathan	
4261 Livermore Place	X			MinKyung Park	

Address	Support New District			Printed Name	With my signature below I attest to represent those residing at this address and that I have reviewed Page 1 of this Petition.
	Yes (X)	No (X)	No Opinion (X)		
4264 Livermore Place	X			Debbie Jenkins	
4275 Livermore Place	X			KYLE JENKINS	
4278 Livermore Place	X			Alan Smith	
4287 Livermore Place	X			Alberto Parkhill	
4290 Livermore Place	X			W.R. WOSTENBERG	
4301 Livermore Place	X			Sean Mulhearn	
4312 Livermore Place					
4321 Livermore Place	X			Juan Ruiz	
4320 Livermore Place	X			Grace Lee	
4329 Livermore Place	X			Moises Romo	
4328 Livermore Place	X			James Stelling	
4337 Livermore Place					
4340 Livermore Place	X			Peter Jupiter	
4347 Livermore Place	X			Charles Park.	
4348 Livermore Place	X			Delia Hairanian	
4263 manchester Place	X			Madhuri Nathani	
4266 Manchester Place	X			Matt OSMAN	
4273 Manchester Place	X			Denise Okamoto	
4276 Manchester Place	X			ANTONIO CAITAY	

Address	Support New District			Printed Name	With my signature below I attest to represent those residing at this address and that I have reviewed Page 1 of this Petition.
	Yes (X)	No (X)	No Opinion (X)		
4289 Manchester Place	✓			Kristen Victor	Kristen Victor
4292 Manchester Place	✓			Josephine Heggesi	Josephine Heggesi
4303 Manchester Place	✓			Heidi Cutler	
4314 Manchester Place	✓			Erin Acrelrod	
4322 Manchester Place	✓			Jade Guo	
4323 Manchester Place					
4330 Manchester Place	✓			Karen Bustrum	Karen Bustrum
4331 Manchester Place	✓			CHUEN M CHOW	
4338 Manchester Place					
4343 Manchester Place					
4346 Manchester Place	X			David Lillicrop	
4349 Manchester Place	X			Nancy Yun	
4145 Dorset Drive	X			Marcia Massay-	
4146 Dorset Drive	X			Nick Garcia	
4159 Dorset Drive	X			Herman Waller	
4160 Dorset Drive	X			MIKE EVERETT	
4165 Dorset Drive	X			G.W. Burke JR.	
4166 Dorset Drive	X			M. HAJIMOMEN	
4179 Dorset Drive	X			Johnny HSU	

Address	Support New District			Printed Name	With my signature below I attest to represent those residing at this address and that I have reviewed Page 1 of this Petition.
	Yes (X)	No (X)	No Opinion (X)		
4180 Dorset Drive	X			TU NGO	
4193 Dorset Drive	X			JAMES HAUSER	
4194 Dorset Drive	X			FARES MIDAA	
4209 Dorset Drive	X			Kaylie Collins	
4210 Dorset Drive					
4223 Dorset Drive	X			Amy Johnson	
4224 Dorset Drive	X			ROBERT W FRITSCHE	
4239 Dorset Drive	X			CHARLES FOUTY	
4240 Dorset Drive	X			DIPESH KOTHARI	
4142 Dover Circle	X			Talin Canseven	
4141 Dover Circle	X			ANTHONY	
4155 Dover Circle	X			Karen Wu	
4156 Dover Circle					
4161 Dover Circle					
4162 Dover Circle					
4175 Dover Circle	X			Khristie Robertson	
4176 Dover Circle					
4189 Dover Circle					
4190 Dover Circle	X			Dale J. Ohashi	

Address	Support New District			Printed Name	With my signature below I attest to represent those residing at this address and that I have reviewed Page 1 of this Petition.
	Yes (X)	No (X)	No Opinion (X)		
4205 Dover Circle	X			Glenda Stephens	
4206 Dover Circle					
4219 Dover Circle	X			Olivia Weber Lisa Weber	Olivia Weber Lisa Weber
4220 Dover Circle	X			Glenn R Hall	
4235 Dover Circle	X			DIANE A. LAW	
4236 Dover Circle	X			MONTE A. MACHT	
4143 Devon Circle					
4144 Devon Circle	X			Michele Shanahan	
4157 Devon Circle	X			TIM KEENAN	
4158 Devon Circle	X			Do hack Lee	
4163 Devon Circle	X			ROHIT CHAUHAN	
4164 Devon Circle					
4177 Devon Circle	X			NAVIN COTTON	
4178 Devon Circle					
4191 Devon Circle	X			Shawn Buettner	
4192 Devon Circle					
4207 Devon Circle	X			Roger Kim	
4208 Devon Circle	X			Richard Arjang	
4221 Devon Circle	X			CORINNE FELDMAN	

Address	Support New District			Printed Name	With my signature below I attest to represent those residing at this address and that I have reviewed Page 1 of this Petition.
	Yes (X)	No (X)	No Opinion (X)		
4222 Devon Circle					
4237 Devon Circle	X			T. LANCE KURAMOTO	
4238 Devon Circle	X			Robert Owen	
4143 Sussex Circle	X			JOE OCHOA	
4144 Sussex Circle	X			JEFF PRIMMER	
4157 Sussex Circle	X			CANDICE DUFFY	
4158 Sussex Circle	X			Patrick Smith	
4163 Sussex Circle	X			LOUISE BIEREI	
4164 Sussex Circle	X			John Chun	
4177 Sussex Circle	X			DAVE MATTSON	
4178 Sussex Circle	X			CARON BENSON	
4191 Sussex Circle	X			[illegible]	
4192 Sussex Circle	✓			Christian Roman	
4207 Sussex Circle	✓			Deborah Pope	
4208 Sussex Circle	✓			Bruce Metcalf	Bruce Metcalf
4221 Sussex Circle					
4222 Sussex Circle	✓			[illegible]	GARY GOPU
4237 Sussex Circle	✓			[illegible]	Balwan Singh
4238 Sussex Circle	✓			Susan Ochoa	Susan Ochoa

Address	Support New District			Printed Name	With my signature below I attest to represent those residing at this address and that I have reviewed Page 1 of this Petition.
	Yes (X)	No (X)	No Opinion (X)		
9301 Somerset Lane	X			Christine Taxier	Christine Taxier
9307 Somerset Lane	X			Nigel Freight	Nigel Freight
9327 Somerset Lane	X			Varsha Sawant	
9347 Somerset Lane	X			Paul Kokkinos	
9367Somerset Lane	X			Charles Li	
9377 Somerset Lane	X			Jon De Cesare	Jon DeCesare
9387 Somerset Lane	X			Nancy Ahn	
9397 Somerset Lane	X			Suzanne Gordin	
9407 Somerset Lane	X			Patricia Murphy	Patricia Murphy
9417 Somerset Lane					
~~9417 Somerset Lane~~ DUPLICATE					
9427 Somerset Lane					
9437 Somerset Lane	X			Robert W.	
9447 Somerset Lane					
9457 Somerset Lane	X				
9467 Somerset Lane	X			Jessica Ng	
9477 Somerset Lane	X			Anyana	
9487 Somerset Lane					
9497 Somerset Lane	X			Erin Grindle	Erin Grindle

Item #__2__

CITY OF CYPRESS
AGENDA REPORT

TO:	**Traffic Commission**
FROM:	**Nick Mangkalakiri, Director of Public Works**
MEETING OF:	**June 17, 2025**
SUBJECT:	**Proposed Establishment of a new Residential Parking Permit District**

RECOMMENDATION

Concur with the Traffic Engineer's recommendation to recommend to City Council that a new residential parking permit district be established in the residential neighborhood north and west of Lexington Junior High School.

BACKGROUND

There are currently four residential parking permit districts in the City that have been established by City Council. Those four districts were established in single-family residential neighborhoods where there were documented severe overflow parking impacts from adjacent commercial properties or high occupancy residential complexes. In each of those districts, parking restriction signs designed to address the overflow parking condition are posted and residents are allowed to purchase permits exempting their vehicles from the posted parking signs. In each case the application of the residential parking permit program resolved the resident's overflow parking issues.

In August 2024, the Director of Public Works, City Engineer, and Traffic Engineer met with a group of residents regarding traffic and parking issues in the neighborhood north of Lexington Junior High School. The residents expressed several school safety and overflow parking concerns related to the Lincoln Center Mobile Home Park. In September 2024, the Traffic Commission concurred with a Traffic Engineer recommendation to install red zones in the neighborhood to address undesirable parking behavior. Those red zones have been effective in improving traffic and pedestrian safety; however, they did little to address the overflow parking issues. Discussions between staff and the residents continued over the subsequent months until a mutually agreeable residential parking district proposal was developed that included the posting of "No Parking 2 am – 6 am Daily Except by Permit" parking prohibitions in the entire single-family home neighborhood north and west of the junior high school.

DISCUSSION

In late January of this year the Traffic Engineer provided Bill Wostenberg and Matthew Hajimomen an official residential parking permit district petition for circulation in the neighborhood north and west of Lexington Junior High School. The area proposed for the establishment of the district includes nine streets, 132 properties, and 204 on-street parking spaces.

Field reviews and surveys of parking conditions by City and Police Department staff have confirmed that parking on two streets, Surrey Drive and Lexington Drive, is regularly more than 75% occupied overnight and over 50% of the vehicles parked on both streets are not registered to residents of the neighborhood. Furthermore, the extent of the overflow parking demand in the entire proposed residential parking permit district is approximately 30 to 35 vehicles per night. A field review by the Traffic Engineer confirmed that there is sufficient on-street parking available on Surrey Drive east of the proposed district area and on Denni Street to accommodate the overflow parking demand found in the neighborhood. Based on field observations and parking surveys, it has been determined that the municipal code parking impact criteria for the consideration of a residential parking permit district with overnight parking restrictions has been met.

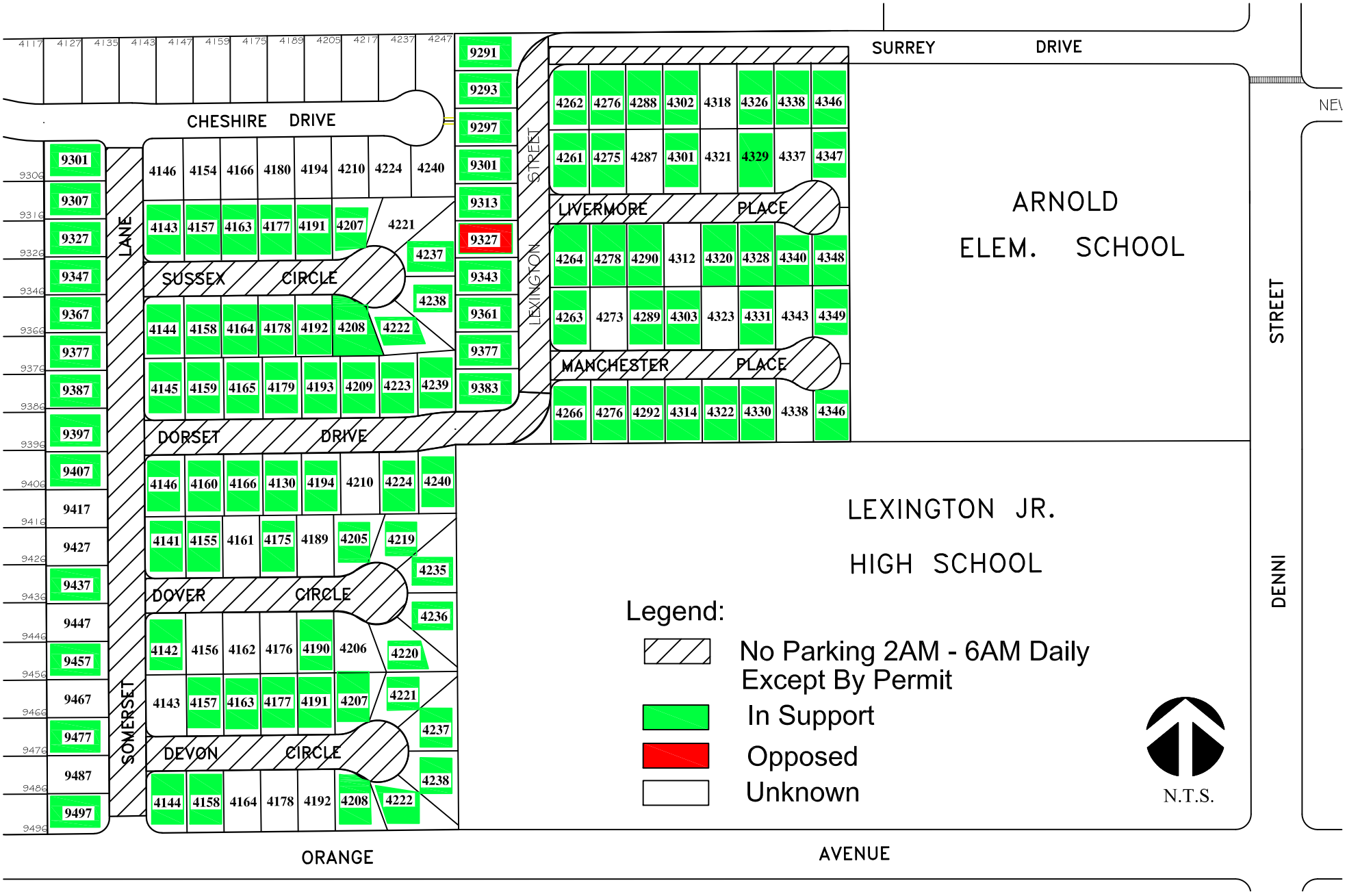
Furthermore, the Cypress Municipal Code (CMC) also requires that the Director of Public Works make a determination of a reasonably self-contained area of parking demand and supply when sizing the proposed district. The purpose of this designation process is to ensure that the proposed residential parking permit district is of sufficient size to reasonably encompass the problem area and to offer sufficient on-street parking for residents to obtain parking close to their home. Upon review, both the Traffic Engineer and the Director of Public Works concur that the proposed nine street district is a reasonably self-contained area in accordance with the CMC.

In April, Bill Wostenberg and Matthew Hajimomen returned the official petition to the Traffic Engineer. Staff's review of the petition revealed that for the two streets that meet the municipal code parking impact criteria, 20 of the 22 property occupants/owners, or 91%, support the establishment of a preferential parking district. Additionally, it should also be noted that only one property occupant/owner openly opposed the establishment of the district, while 83% of all occupants/owners in the entire proposed district support the establishment of a district. Attached is a graphic that outlines the proposed residential parking permit district and the level of support by property. Based on staff's review of the submitted petition, it has been determined that the municipal code level of resident support for a residential parking permit district with overnight parking prohibitions has been met.

Therefore, it is recommended that the Traffic Commission review this matter, consider public testimony, and concur with the recommendation from the Traffic Engineer. Upon concurrence by the Traffic Commission the matter will be presented to the City Council at a Public Hearing for their consideration and approval.

By: _____ David Roseman Traffic Engineer	_____ Nick Mangkalakiri Director of Public Works

Attachment: Proposed Residenitial Parking Permit District



CITY OF CYPRESS PUBLIC WORKS ENGINEERING DIVISION	Proposed Residential Parking Permit District		
	DRAWN BY: ED	APPROVED BY: DAVE ROSEMAN	DATE: JUN. 6, 2025

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **11.**

FROM: Alicia Velasco, Planning Director

DATE: 08/25/2025

SUBJECT: **Approve an Increase to a Task Order with RSG, Inc. for Buyer Verification Services for the Citrus Square Senior Community**

RECOMMENDATION

Increase the task order with RSG, Inc. for buyer verification services to $91,128, and authorize a 10% contingency.

DISCUSSION

On October 25, 2021, the City Council approved the 98-unit Citrus Square Senior Community at 9470 Moody Street. The project consists of 50 affordable and 48 market-rate condominiums, all restricted to households with at least one member aged 62 or older. Affordable units are further restricted to moderate-income households as defined by the State.

On May 8, 2023, the City Council approved an Affordable Housing Agreement (agreement) with the developer, ensuring the affordable units remain restricted to moderate-income households and establishing requirements for the sale and resale of units. At the same meeting, the Council approved a task order with RSG, Inc. for buyer verification services to ensure compliance with the agreement. Only the moderate-income units require third-party verification and the services provided through the task order agreement are paid in full by the developer.

To date, RSG has reviewed 19 applications, with 31 affordable units remaining. The approved RSG task order sets a $1,200 per-application fee, but because each application is unique and presents its own set of challenges, the process has proven more complex and time-intensive than anticipated. An increase in the task order is requested to raise the fee to $1,538 per application to more accurately reflect the cost of processing a typical application. An additional $6,250 has also been added to the task order for general service questions and research that may be necessary before initiating the formal application process. A 10% contingency is also requested, based on the full task order amount, to cover potential future application increases or general service questions should the services required as part of the agreement continue for an extended period of time. All costs related to the task order will

continue to be borne by the developer, and the developer recognizes the added complexity associated with the application process and has agreed to the task order adjustment.

BUDGET IMPACT

None. All costs associated with the task order are paid using developer proceeds held in a trust deposit with the City.

LEGAL REVIEW

None required.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

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Attachments

RSG Proposal

RSG
BETTER COMMUNITIES.
BOLDER FUTURES.

July 17, 2025 ***Via Electronic Mail***

Alicia Velasco, Planning Director
CITY OF CYPRESS
5275 Orange Ave.
Cypress, CA 90630

2025 PROPOSAL FOR LOAN REVIEW OF THE CITRUS SQUARE CERISE SENIOR COMMUNITY

Dear Ms. Velasco:

The following is RSG's ("RSG") scope of work and budget to assist the City of Cypress ("City") with the Citrus Square Cerise Senior Community project ("Project"). Since 2023, RSG staff has been assisting the City with the Project's agreement review, forms and guidelines set-up, household eligibility review for purchasing, pre-approval and loan document preparation/coordination. RSG understands that the Project is still continuing to sell units at an affordable sales price to income restricted buyers at or below a moderate-income level and are age restricted to seniors. At this time, it's necessary that the scope of work and price is adjusted to continue the loan review activities.

SCOPE OF WORK

RSG staff would continue following activities to ensure that the prospective homebuyers are eligible to purchase income-restricted units in the Project and that an affordable sales price is established.

1. **Loan Review Process**: RSG works closely with the loan mortgage staff to collect a full file that is ready to purchase the affordable unit and has pre-screened for eligibility by the loan officer. In RSG loan process the following is included:
    a. Eligibility of the buyers, loan and all documents submitted are reviewed
    b. Pre- Approval memo is prepared by RSG staff and submitted to the City to confirm the buyers are below the moderate-income level. Including confirmation that the buyer and are meeting the affordable housing cost calculations. (Affordable sales price calculation is included in the pre-approval memo).
    c. Loan documents are prepared by RSG staff and routed to City staff and buyers.
    d. Loan coordination and closing are confirmed by RSG staff with escrow and loan officer.
2. **General Services (as needed)**: We understand that the loan scenarios may need review to ensure the potential buyers are offered a fair assessment. At times RSG input and feedback is available to provide as needed services or general assistance. RSG staff is available to provide such assistance as needed by all parties involved.

FEE PROPOSAL

RSG fee quote for all tasks mentioned above is as follows:

- Task 1. Loan Process: $1,538 per application
- Task 2. General Services: $6,250

Services will be billed on a time and materials basis utilizing the hourly billing rates below:

Principal	$305
Director	$295
Senior Associate	$250
Associate	$205
Senior Analyst	$185
Analyst	$170
Research Assistant	$145
Technician	$120
Clerical	$100
Reimbursable Expenses	Cost plus 10%

RSG does not charge clients for travel or mileage (except direct costs related to field work/surveys), parking, standard telephone/fax expenses, general postage or incidental copies. However, we do charge for messenger services, overnight shipping/express mail costs and teleconferencing services. We also charge for copies of reports, documents, notices, and support material in excess of five (5) copies. These costs are charged back at the actual expense plus a 10% surcharge.

RSG issues monthly invoices payable upon receipt, unless otherwise agreed upon in advance. Invoices identify tasks completed to date, hours expended and the hourly rate.

We look forward to working on this engagement with the City and are ready to begin upon the City staff's authorization. If you have any questions or need further information, please do not hesitate to contact me directly at (714) 316-2111 or tmatthews@solutions.com.

Sincerely,

Tara E Matthews

Tara Matthews, Principal
RSG, Inc.

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **12.**

FROM: Matt Burton, Director of Finance and Administrative Services

DATE: 08/25/2025

SUBJECT: **Receive and File the Investment Reports for the Months Ended June 30, 2025 and July 31, 2025.**

RECOMMENDATION

Receive and file the attached investment reports.

DISCUSSION

California Government Code Section 53607 and Cypress Municipal Code Section 2-18(f) requires the submission of a monthly investment report to the City Council. Due to the cancelation of two City Council meetings in July and August, two reports are being presented for the periods ending June 30, 2025 and July 31, 2025. As of June 30, 2025, the City had $185.5 million (current market value) in cash and investments and the interest return (yield) on the public funds investments was 4.21%. As of July 31, 2025, the City had $179.4 million (current market value) in cash and investments and the interest return (yield) on the public funds investments was 4.28%. As required by the Government Code, all investments are in conformity with the City's investment policy and sufficient cash flows are available to meet the next six months of estimated expenditures.

The attached Summary of Cash and Investments presents the investments held by the City of Cypress as of June 30, 2025 and July 31, 2025. The Investment Report consists of the following five summaries:

1. Summary of Cash and Investments - Provides the total portfolio of the City.
2. Changes in Cash and Investments - Provides a two-month cash flow analysis by fund type. These separate fund types allow for restricted monies to be segregated and tracked separately. The total ending amount agrees to the current market value shown in the Summary of Cash and Investments.
3. Investments at Market Value by Maturity Date - Provides a list of investments by maturity date, and an indication of the liquidity (ability to turn into cash) of the investments. The California Government Code restricts the type of investments eligible for public funds. The City’s Investment Policy further defines permitted investments. These restrictions on investment types and the terms of allowable investments tend to

result in limited yields on City investments.

4. Interfund Investments - Shows all authorized and outstanding loans between City funds. The loans from the Infrastructure Reserve Fund to the Cypress Recreation and Park District General Fund relate to the construction of Lexington Park and the rehabilitation of Arnold Cypress Park.
5. Summary of Cash and Investments Held In Trust - Shows the investments held in trust by the Public Agency Retirement Services (PARS) for offsetting unfunded pension liabilities. The pension trust amounts can only be used for future pension obligations. The legal restrictions on the allowable investment types are less restrictive than those in the City's portfolio, which provides the ability for the trust to invest in more diverse assets which have the potential to yield a higher long-term rate of return.

As mentioned previously, the City had $185.5 million and $179.4 million (current market value) in cash and investments on June 30, 2025 and July 31, 2025 respectively. The investments include Federal Agencies and US Treasuries Debt ($106.3 million at June 30 and $107.9 million at July 31) and Investment Pools ($78.1 million at June 30 and $70.1 million at July 31). The City's bank accounts held $1.1 million on June 30, 2025 and $1.4 million on July 31, 2025.

A portion of the investment portfolio is with the State Investment Pool (Local Agency Investment Fund or LAIF) in which the State's investment experts provide a diversified investment pool for local agencies to invest. By using the combined size of the participating cities and agencies, the State Pool provides a competitive yield, liquidity and investment diversification and management that would otherwise be unavailable to a single entity.

The amount of cash in the City’s checking accounts fluctuates based on the maturity of investments, daily cash receipts, and when vendors and employees are paid. The daily balances maintained in the checking accounts provide credits which offset monthly bank charges. In addition to the Federal Depository Insurance Corporation (FDIC) which insures the first $250,000, excess checking deposits are secured by banks, government, or mortgage securities valued between 110% and 150% of the deposits.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

Attachments

Investment Report for the Month Ended June 30, 2025

Investment Report for the Month Ended July 31, 2025

City of Cypress

Summary of Cash and Investments

As of June 30, 2025

	Type	Description	Bank/Agent	Investment Date	Maturity Date	Interest Rate	Carrying Value	Current Market Value (2)
(1)	Ckg	General Operating Account	BMO		7/1/2025	-	$ 1,068,850.22	$ 1,068,850.22
	Pool	Local Agency Investment Fund	State Treasurer		7/1/2025	4.269	39,000,000.00	39,046,734.09
	Pool	Local Agency Investment Fund	State Treasurer		7/1/2025	4.269	39,000,000.00	39,046,734.09
	TSY	US Treasury Bill	BMO	12/6/2024	11/15/2025	4.393	9,614,200.00	9,853,000.00
	FFCB	Federal Farm Credit Bank	BMO	1/13/2023	1/13/2026	4.000	2,000,000.00	1,996,820.00
	FFCB	Federal Farm Credit Bank	BMO	3/2/2023	3/2/2026	4.478	5,001,000.00	5,011,850.00
	FFCB	Federal Farm Credit Bank	BMO	9/29/2023	4/20/2026	5.000	4,994,229.64	5,031,050.00
	FHLB	Federal Home Loan Bank	BMO	11/30/2023	11/17/2026	4.420	5,014,025.00	5,045,000.00
	FHLB	Federal Home Loan Bank	BMO	12/19/2024	11/17/2026	4.310	4,725,000.00	4,713,896.25
	FHLB	Federal Home Loan Bank	BMO	4/18/2024	4/16/2027	5.000	3,015,000.00	3,030,346.35
	FHLB	Federal Home Loan Bank	BMO	4/18/2024	7/23/2027	5.300	3,000,000.00	2,999,760.00
	FNMA	Federal National Mortgage Association	BMO	11/4/2024	10/28/2027	4.399	3,620,000.00	3,613,266.80
	FFCB	Federal Farm Credit Bank	BMO	11/21/2024	11/12/2027	4.210	9,980,053.59	10,067,300.00
	FHLMC	Federal Home Loan Mortgage Corp	BMO	12/19/2024	12/17/2027	4.243	4,971,808.11	4,981,950.00
	FNMA	Federal National Mortgage Association	BMO	11/4/2024	7/21/2028	4.152	6,988,455.17	7,002,730.00
	TSY	US Treasury Bill	BMO	6/24/2024	7/31/2028	4.288	5,007,245.48	5,062,300.00
	FHLB	Federal Home Loan Bank	BMO	2/14/2025	8/14/2028	4.500	5,000,000.00	5,014,400.00
	FHLB	Federal Home Loan Bank	BMO	5/27/2025	11/27/2028	4.300	3,140,210.70	3,167,193.15
	FHLB	Federal Home Loan Bank	BMO	2/15/2024	2/12/2029	4.411	4,648,140.00	4,657,765.50
	FFCB	Federal Farm Credit Bank	BMO	4/18/2024	4/10/2029	4.375	4,948,160.00	5,085,150.00
	TSY	US Treasury Bill	BMO	6/24/2024	5/31/2029	4.241	4,700,114.89	4,823,200.00
	TSY	US Treasury Bill	BMO	12/6/2024	9/30/2029	4.032	4,967,872.37	5,025,350.00
	FFCB	Federal Farm Credit Bank	BMO	2/19/2025	2/19/2030	4.820	5,000,000.00	5,040,450.00
	FHLB	Federal Home Loan Bank	BMO	5/14/2025	5/14/2030	4.545	4,990,000.00	4,999,800.00
	Ckg	Worker's Comp Account	BMO		7/1/2025	-	50,000.00	50,000.00
	Ckg	Liability Account	California Bank & Trust		7/1/2025	-	8,500.00	8,500.00
	Cash	Petty Cash	City		7/1/2025	-	8,350.00	8,350.00
							$ 184,461,215.17	$ 185,451,746.45

Average Weighted Yield to Maturity: 4.21%
Average Weighted Days to Maturity: 481.37

(1) Negative cash balance (if any) shown due to checks being issued at month end, transfer to cover checks not made until early in the following month.

(2) Current market value of securities with maturities in excess of 12 months (if any) are provided by third-party safekeeping agents.

I certify that this report reflects all Government Agency pooled investments and is in conformity with the Investment Policy of the City of Cypress. A copy of this Investment Policy is available on the City's website.
The Investment Program herein shown provides sufficient cash flow liquidity to meet six months estimated expenditures.

Signed: _____
Finance Director

City of Cypress

Changes in Cash/Investments

		4/30/2025	+RECEIPTS	(DISBURSEMENTS)	5/31/2025	+RECEIPTS	(DISBURSEMENTS)	6/30/2025
GENERAL								
111/114	GENERAL FUND/GENERAL FUND-GRANTS	$ 33,262,882	$ 6,222,953	$ (4,505,290)	$ 34,980,545	$ 2,560,143	$ (3,229,253)	$ 34,311,435
SPECIAL REVENUE								
115	PANDEMIC RELIEF	6,276	-	-	6,276	-	(6,276)	-
212	CRPD-GENERAL FUND	15,378,819	1,405,259	(701,838)	16,082,240	176,799	(1,433,874)	14,825,165
213	CRPD-PARK DEVELOPMENT	8,105	-	-	8,105	55	-	8,160
221	TRAFFIC SAFETY	51,717	5,050	-	56,767	4,489	-	61,256
230	STREETS	8,747,574	342,787	(202,924)	8,887,437	300,619	(40,383)	9,147,673
251	LIGHTING DISTRICT #2	5,518,955	117,149	(124,862)	5,511,242	49,312	(316,762)	5,243,792
261	STORM DRAIN	2,284,808	32,808	(33,786)	2,283,830	49,064	(21,351)	2,311,543
262	PLANNED LOCAL DRAINAGE FACILITY	1,158,537	-	-	1,158,537	7,836	-	1,166,373
271	CORP CNTR MAINT DISTRICT #1	246,057	-	(6,713)	239,344	-	(5,310)	234,034
280	ASSET SEIZURE	1,176,780	-	(20,600)	1,156,180	11,880	(8,375)	1,159,685
291	CABLE TV FRANCHISE AGREEMENT	879,144	14,157	-	893,301	-	-	893,301
301	SUPPLEMENTAL LAW ENFORCEMENT	91,490	-	(14,281)	77,209	45	(4,982)	72,272
311	AB 2766 TRIP REDUCTION	1,285	-	-	1,285	16,194	-	17,479
321	SEWER FUND	10,189,814	130,244	(56,679)	10,263,379	217,768	(162,320)	10,318,827
471	LOW AND MODERATE HSG ASSET	46,315	454	(2,590)	44,179	4,813	(768)	48,224
CAPITAL PROJECTS								
415	CITY CAPITAL PROJECTS	14,263,266	-	(1,247,278)	13,015,988	-	(109,434)	12,906,554
416	INFRASTRUCTURE RESERVE	51,044,205	-	(749,598)	50,294,607	388,414	-	50,683,021
TRUST AND AGENCY								
600	TRUST AND AGENCY	1,656,526	160,499	(46,187)	1,770,838	34,991	(30,667)	1,775,162
611	BUSINESS ASSESSMENT DISTRICT	-	-	-	-	-	-	-
612	CFD #1 ASSESSMENT DISTRICT	153,575	-	-	153,575	-	-	153,575
620	REC & COMM SERVICES FOUNDATION	58,898	-	(758)	58,140	1,595	(995)	58,740
INTERNAL SERVICE								
710	CENTRAL SERVICES	4,090,906	240,601	(195,663)	4,135,844	245,264	(161,042)	4,220,066
720	CAPITAL REPLACEMENT	15,224,571	57,588	(3,331)	15,278,828	61,215	(9,441)	15,330,602
730	TECHNOLOGY IMPROVEMENT	2,273,110	-	-	2,273,110	-	-	2,273,110
750	EMPLOYEE BENEFITS	6,288,033	1,767,757	(1,001,571)	7,054,219	1,323,442	(843,386)	7,534,275
760	LIABILITY SELF INSURANCE	1,919,430	55,266	-	1,974,696	63,160	-	2,037,856
770	WORKERS COMP SELF INSURANCE	3,608,387	90,001	(44,178)	3,654,210	59,416	(35,915)	3,677,711
OTHER								
811/812	WESTCOMM JPA	5,214,489	288,873	(394,023)	5,109,339	159,266	(286,750)	4,981,855
		$ 184,843,954	$ 10,931,446	$ (9,352,150)	$ 186,423,250	$ 5,735,780	$ (6,707,284)	$ 185,451,746

City of Cypress

INVESTMENTS AT MARKET VALUE BY MATURITY DATE

As of June 30, 2025

Investments	1 day to 180 days	181 days to 1 year	1 year to 2 years	2 years to 3 years	3 years to 4 years	4 years to 5 years	Totals	Percent
CASH	$ 1,135,700	$ -	$ -	$ -	$ -	$ -	$ 1,135,700	0.61%
FFCB	-	12,039,720	-	10,067,300	5,085,150	5,040,450	32,232,620	17.38%
FHLB	-	-	12,789,243	2,999,760	12,839,359	4,999,800	33,628,161	18.13%
FHLMC	-	-	-	4,981,950	-	-	4,981,950	2.69%
FNMA		-	-	3,613,267	7,002,730	-	10,615,997	5.72%
STATE POOL	78,093,468	-	-	-	-	-	78,093,468	42.11%
TSY	9,853,000	-	-	-	9,885,500	5,025,350	24,763,850	13.35%

Totals	$ 89,082,168	$ 12,039,720	$ 12,789,243	$ 21,662,277	$ 34,812,739	$ 15,065,600	$ 185,451,746	100.00%
Percent	48.04%	6.49%	6.90%	11.68%	18.77%	8.12%	100.00%	

CITY OF CYPRESS
INTERFUND INVESTMENTS

As of June 30, 2025

Note No.	To/From	Purpose	Issue Date	Scheduled Maturity Date	Interest Rate	Authorized Amount	Advances * To Date	Repayments To Date	Note Principal Outstanding
1	CRPD/ City	Lexington Park Construction	02/08/21	06/30/25	LAIF	$ 12,800,000	$ 12,293,975	$ 9,101,142	$ 3,192,833
2	CRPD/ City	Arnold Cypress Park Construction	11/13/23	06/30/45	2.00%	$ 33,500,000	$ 31,708,701	$ -	$ 31,752,714
									$ 34,945,547

1 The Lexington Park note is being repaid with park development fees as they become available. Effective July 1, 2025, the maturity date of the note is extended to June 30, 2030 and the interest rate will be fixed at 2%.

2 Beginning June 30, 2025, the CRPD will repay $2 million annually from available CRPD property taxes over the next 20 years.

* No additional advances will be made for Lexington Park, however, construction payments are still ongoing for Arnold Cypress Park and additional advances are expected.

City of Cypress
Summary of Cash and Investments Held In Trust

As of June 30, 2025

Fund	Type	Issuer	Maturity Date	One Year Return *	Cost Amount	Current Market Value
PARS Public Agencies Post-Employment Benefits Trust						
Trustee: Public Agency Retirement Services (PARS)						
Section 115 Trust	Pension Trust	Various	Open	11.53%	$ 28,890,000.00	$ 37,033,883.13
			Total		$ 28,890,000.00	$ 37,033,883.13

* 12-month period ending with the current month.

City of Cypress

Summary of Cash and Investments

As of July 31, 2025

	Type	Description	Bank/Agent	Investment Date	Maturity Date	Interest Rate	Carrying Value	Current Market Value (2)
(1)	Ckg	General Operating Account	BMO		8/1/2025	-	$ 1,284,446.70	$ 1,284,446.70
	Pool	Local Agency Investment Fund	State Treasurer		8/1/2025	4.258	35,000,000.00	35,041,940.85
	Pool	Local Agency Investment Fund	State Treasurer		8/1/2025	4.258	35,000,000.00	35,041,940.85
	TSY	US Treasury Bill	BMO	12/6/2024	11/15/2025	4.393	9,614,200.00	9,878,100.00
	FFCB	Federal Farm Credit Bank	BMO	1/13/2023	1/13/2026	4.000	2,000,000.00	1,996,600.00
	FFCB	Federal Farm Credit Bank	BMO	3/2/2023	3/2/2026	4.478	5,001,000.00	5,007,450.00
	FFCB	Federal Farm Credit Bank	BMO	9/29/2023	4/20/2026	5.000	4,994,229.64	5,022,950.00
	FHLB	Federal Home Loan Bank	BMO	11/30/2023	11/17/2026	4.420	5,014,025.00	5,033,600.00
	FHLB	Federal Home Loan Bank	BMO	12/19/2024	11/17/2026	4.310	4,725,000.00	4,712,148.00
	FHLB	Federal Home Loan Bank	BMO	4/18/2024	4/16/2027	5.000	3,015,000.00	3,025,281.15
	FNMA	Federal National Mortgage Association	BMO	11/4/2024	10/28/2027	4.399	3,620,000.00	3,611,927.40
	FFCB	Federal Farm Credit Bank	BMO	11/21/2024	11/12/2027	4.210	9,980,053.59	10,020,000.00
	FHLMC	Federal Home Loan Mortgage Corp	BMO	12/19/2024	12/17/2027	4.243	4,971,808.11	4,981,150.00
	FNMA	Federal National Mortgage Association	BMO	11/4/2024	7/21/2028	4.152	6,990,091.52	6,978,440.00
	TSY	US Treasury Bill	BMO	6/24/2024	7/31/2028	4.288	5,010,926.95	5,034,950.00
	FHLB	Federal Home Loan Bank	BMO	2/14/2025	8/14/2028	4.500	5,000,000.00	5,002,150.00
	FHLB	Federal Home Loan Bank	BMO	5/27/2025	11/27/2028	4.300	3,140,210.70	3,147,228.00
	FHLB	Federal Home Loan Bank	BMO	2/15/2024	2/12/2029	4.411	4,648,140.00	4,642,095.00
	FFCB	Federal Farm Credit Bank	BMO	4/18/2024	4/10/2029	4.375	4,948,160.00	5,067,050.00
	TSY	US Treasury Bill	BMO	6/24/2024	5/31/2029	4.241	4,700,114.89	4,796,650.00
	TSY	US Treasury Bill	BMO	12/6/2024	9/30/2029	4.032	4,967,872.37	4,991,950.00
	FFCB	Federal Farm Credit Bank	BMO	2/19/2025	2/19/2030	4.820	5,000,000.00	5,022,600.00
	FHLB	Federal Home Loan Bank	BMO	5/14/2025	5/14/2030	4.545	4,990,000.00	4,999,400.00
	FHLB	Federal Home Loan Bank	BMO	7/3/2025	7/2/2030	4.000	5,000,000.00	4,980,300.00
	Ckg	Worker's Comp Account	BMO		8/1/2025	-	50,000.00	50,000.00
	Ckg	Liability Account	California Bank & Trust		8/1/2025	-	8,500.00	8,500.00
	Cash	Petty Cash	City		8/1/2025	-	8,350.00	8,350.00
							$ 178,682,129.47	$ 179,387,197.95

Average Weighted Yield to Maturity: 4.28%
Average Weighted Days to Maturity: 566.49

(1) Negative cash balance (if any) shown due to checks being issued at month end, transfer to cover checks not made until early in the following month.

(2) Current market value of securities with maturities in excess of 12 months (if any) are provided by third-party safekeeping agents.

I certify that this report reflects all Government Agency pooled investments and is in conformity with the Investment Policy of the City of Cypress. A copy of this Investment Policy is available on the City's website.
The Investment Program herein shown provides sufficient cash flow liquidity to meet six months estimated expenditures.

Signed: _____
Finance Director

City of Cypress

Changes in Cash/Investments

		5/31/2025	+RECEIPTS	(DISBURSEMENTS)	6/30/2025	+RECEIPTS	(DISBURSEMENTS)	7/31/2025
GENERAL								
111/114	GENERAL FUND/GENERAL FUND-GRANTS	$ 34,980,545	$ 2,565,171	$ (3,229,902)	$ 34,315,814	$ 3,011,648	$ (3,647,783)	$ 33,679,679
SPECIAL REVENUE								
115	PANDEMIC RELIEF	6,276	-	(6,276)	-	-	-	-
212	CRPD-GENERAL FUND	16,082,240	176,799	(3,592,708)	12,666,331	227,664	(709,051)	12,184,944
213	CRPD-PARK DEVELOPMENT	8,105	55	-	8,160	-	-	8,160
221	TRAFFIC SAFETY	56,767	4,489	-	61,256	4,183	-	65,439
230	STREETS	8,887,437	300,619	(40,383)	9,147,673	456,669	(17,984)	9,586,358
251	LIGHTING DISTRICT #2	5,511,242	49,312	(316,762)	5,243,792	23,053	(278,547)	4,988,298
261	STORM DRAIN	2,283,830	49,064	(21,351)	2,311,543	36,626	(52,658)	2,295,511
262	PLANNED LOCAL DRAINAGE FACILITY	1,158,537	7,836	-	1,166,373	-	-	1,166,373
271	CORP CNTR MAINT DISTRICT #1	239,344	-	(5,310)	234,034	-	(8,461)	225,573
280	ASSET SEIZURE	1,156,180	11,880	(8,375)	1,159,685	134,390	(6,249)	1,287,826
291	CABLE TV FRANCHISE AGREEMENT	893,301	-	-	893,301	806	-	894,107
301	SUPPLEMENTAL LAW ENFORCEMENT	77,209	45	(4,982)	72,272	-	(11,631)	60,641
311	AB 2766 TRIP REDUCTION	1,285	16,194	-	17,479	-	-	17,479
321	SEWER FUND	10,263,379	217,768	(162,760)	10,318,387	149,656	(47,716)	10,420,327
471	LOW AND MODERATE HSG ASSET	44,179	4,813	(768)	48,224	-	(4,788)	43,436
CAPITAL PROJECTS								
415	CITY CAPITAL PROJECTS	13,015,988	22,105	(109,434)	12,928,659	-	(442,590)	12,486,069
416	INFRASTRUCTURE RESERVE	50,294,607	2,545,911	-	52,840,518	-	-	52,840,518
TRUST AND AGENCY								
600	TRUST AND AGENCY	1,770,838	34,991	(34,817)	1,771,012	205,048	(112,263)	1,863,797
611	BUSINESS ASSESSMENT DISTRICT	-	-	-	-	-	-	-
612	CFD #1 ASSESSMENT DISTRICT	153,575	-	-	153,575	-	-	153,575
620	REC & COMM SERVICES FOUNDATION	58,140	1,595	(995)	58,740	4,826	(1,025)	62,541
INTERNAL SERVICE								
710	CENTRAL SERVICES	4,135,844	245,264	(161,291)	4,219,817	245,199	(149,275)	4,315,741
720	CAPITAL REPLACEMENT	15,278,828	61,215	(9,441)	15,330,602	80,335	(92,997)	15,317,940
730	TECHNOLOGY IMPROVEMENT	2,273,110	-	-	2,273,110	-	-	2,273,110
750	EMPLOYEE BENEFITS	7,054,219	1,323,442	(843,486)	7,534,175	1,362,119	(6,524,224)	2,372,070
760	LIABILITY SELF INSURANCE	1,974,696	63,160	-	2,037,856	69,329	-	2,107,185
770	WORKERS COMP SELF INSURANCE	3,654,210	60,616	(35,915)	3,678,911	62,278	(66,905)	3,674,284
OTHER								
811/812	WESTCOMM JPA	5,109,339	160,064	(287,100)	4,982,303	583,032	(569,118)	4,996,217
		$ 186,423,250	$ 7,922,408	$ (8,872,056)	$ 185,473,602	$ 6,656,861	$ (12,743,265)	$ 179,387,198

City of Cypress

INVESTMENTS AT MARKET VALUE BY MATURITY DATE

As of July 31, 2025

Investments	1 day to 180 days	181 days to 1 year	1 year to 2 years	2 years to 3 years	3 years to 4 years	4 years to 5 years	Totals	Percent
CASH	$ 1,351,296	$ -	$ -	$ -	$ -	$ -	$ 1,351,296	0.75%
FFCB	1,996,600	10,030,400	-	10,020,000	5,067,050	5,022,600	32,136,650	17.91%
FHLB	-	-	12,771,029	-	12,791,473	9,979,700	35,542,202	19.81%
FHLMC	-	-	-	4,981,150	-	-	4,981,150	2.78%
FNMA		-	-	10,590,367	-	-	10,590,367	5.90%
STATE POOL	70,083,882	-	-	-	-	-	70,083,882	39.07%
TSY	9,878,100	-	-	-	9,831,600	4,991,950	24,701,650	13.77%

Totals	$ 83,309,878	$ 10,030,400	$ 12,771,029	$ 25,591,517	$ 27,690,123	$ 19,994,250	$ 179,387,198	100.00%
Percent	46.44%	5.59%	7.12%	14.27%	15.44%	11.15%	100.00%	

CITY OF CYPRESS
INTERFUND INVESTMENTS

As of July 31, 2025

Note No.	To/From	Purpose	Issue Date	Scheduled Maturity Date	Interest Rate	Authorized Amount	Total Advances	Repayments To Date	Note Principal Outstanding*
1	CRPD/ City	Lexington Park Construction	02/08/21	06/30/30	2.00%	$ 12,800,000	$ 12,293,975	$ 9,101,142	$ 3,192,833
2	CRPD/ City	Arnold Cypress Park Construction	11/13/23	06/30/45	2.00%	$ 33,500,000	$ 32,009,219	$ 1,548,801	$ 30,460,418
									$ 33,653,251

1 The Lexington Park note is being repaid with park development fees as they become available. Effective July 1, 2025, the maturity date of the note was extended to June 30, 2030 with an interest rate of 2%.

2 Beginning June 30, 2025, the CRPD will repay $2 million annually (including principal and interest) from available CRPD property taxes over the next 20 years.

* Unaudited; amounts subject to change as part of finalizing the recording of actual FY 2024-25 transactions.

City of Cypress
Summary of Cash and Investments Held In Trust

As of July 31, 2025

Fund	Type	Issuer	Maturity Date	One Year Return *	Cost Amount	Current Market Value
PARS Public Agencies Post-Employment Benefits Trust						
Trustee: Public Agency Retirement Services (PARS)						
Section 115 Trust	Pension Trust	Various	Open	8.93%	$ 28,890,000.00	$ 37,176,773.66
			Total		$ 28,890,000.00	$ 37,176,773.66

* 12-month period ending with the current month.

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **13.**

FROM: Matt Burton, Director of Finance and Administrative Services

DATE: 08/25/2025

SUBJECT: **Receive and File Register of Warrants, Transfers, and Wires Issued for the Period of June 7, 2025 through August 8, 2025**

RECOMMENDATION

Receive and file the attached payment register summarized below for the period of June 7, 2025 through August 8, 2025:

- Electronic Funds Transfers 17393 through 17818
- Warrants 68117 through 68599
- Payroll Transfers W1558 through W1562

DISCUSSION

Payments to vendors for goods and services received and/or rendered are initiated and approved by the requesting department in accordance with proper purchasing guidelines. Processing of these payments occurs centrally in the City's Finance Department with payments issued bi-weekly. A register listing of these payments is typically presented each month at the second regularly scheduled meeting of the City Council. This register also includes any Electronic Funds Transfers (EFT), outgoing payroll transfers or wires issued since the previous register was presented to the City Council. Voided payments (if any) are also identified.

All payments are processed on the City's financial management software system. This system generates a payment batch register, sorted by warrant number (or EFT/Wire number), and presents the invoice amount and a description of the payment issued.

BUDGET IMPACT

Total warrants, transfers, and wires issued (net of any voided payments) during the period of June 7, 2025 through August 8, 2025 are $16,789,288.73.

LEGAL REVIEW

None required.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

Attachments

Payment Register for the Period 06-07-25 through 08-08-25

City of Cypress
Payment Register
06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
17393	1480 - ARCO BUSINESS SOLUTIONS	$ 20.43	Fuel/Finance 5/3-6/2	NP68552594	$ 20.43
17394	1480 - ARCO BUSINESS SOLUTIONS	$ 66.97	Fuel/Community Development 5/3-6/2	NP68552594(A)	$ 66.97
17395	1480 - ARCO BUSINESS SOLUTIONS	$ 90.12	Fuel/Engineering 5/3-6/2	NP68552594(B)	$ 90.12
17396	1480 - ARCO BUSINESS SOLUTIONS	$ 1,491.26	Fuel/Maint 5/3-6/2	NP68552594(C)	$ 1,491.26
17397	1480 - ARCO BUSINESS SOLUTIONS	$ 28.27	Fuel/Recreation 5/3-6/2	NP68552594(D)	$ 28.27
17398	1480 - ARCO BUSINESS SOLUTIONS	$ 16,879.81	Fuel/Police 5/3-6/2	NP68552594(E)	$ 16,879.81
17399	100505 - CITY OF CYPRESS-WORKERS COMP	$ 6,377.81	Workers Comp Claims/Professional Svcs/#28371-28417	Reimb 6/20/25	$ 6,377.81
17400	100505 - CITY OF CYPRESS-WORKERS COMP	$ 3,829.26	Workers Comp Claims/Medical/#28371-28417	Reimb(A) 6/20/25	$ 3,829.26
17401	100505 - CITY OF CYPRESS-WORKERS COMP	$ 3,453.04	Workers Comp Claims/Permanent Disability/#28371-28417	Reimb(B) 6/20/25	$ 3,453.04
17402	120801 - MISSION SQUARE	$ 2,250.00	W/C Monthly Retiree Health Savings 2/25-6/25	2/25-6/25	$ 2,250.00
17403	120801 - MISSION SQUARE	$ 14,640.00	Monthly Retiree Health Savings 6/25	6/25	$ 14,640.00
17404	120801 - MISSION SQUARE	$ 1,200.00	Deferred Comp/Exec Mgmt 6/25	401a-6/25	$ 1,200.00
17405	1271 - UNITED STATES TREASURY	$ 6,277.00	Rfd/Unobligated State & Local Fiscal Recovery Funds Allocation	Rfd SLFRF	$ 6,277.00
17406	1608 - ALARM PROGRAM SYSTEMS, LLC	$ 4,670.14	PD Svc/Alarm Permit & False Alarm Collections 5/25	5/25	$ 4,670.14
17407	1025 - OPENGOV, INC	$ 1,661.00	Failed Refund/CDD-23-150/6878 Leilani Lane	6/20/25	$ 1,661.00
17408	1097 - AMS LLC CORE BUSINESS TECHNOLOGIES	$ 16.52	PD Credit Card Transaction Fees 6/6	6/20/25	$ 16.52
17409	145 - AUSTIN, CHERYL	$ 56.52	W/C Retiree Health Care Benefits 7/25	7/25	$ 56.52
17410	128744 - AYRES, RICHARD	$ 300.00	Retiree Health Care Benefits 7/25	7/25	$ 300.00
17411	102038 - BALDWIN, DARRELL	$ 300.00	Retiree Health Care Benefits 7/25	7/25	$ 300.00
17412	102087 - BISH, EDWARD	$ 300.00	Retiree Health Care Benefits 7/25	7/25	$ 300.00
17413	100101 - BRUCE, THOMAS M	$ 300.00	Retiree Health Care Benefits 7/25	7/25	$ 300.00
17414	122419 - CLEMONS, MARK	$ 350.00	Retiree Health Care Benefits 7/25	7/25	$ 350.00
17415	129695 - COTE, ROBERT	$ 300.00	Retiree Health Care Benefits 7/25	7/25	$ 300.00
17416	128938 - COX, RODNEY	$ 123.85	Retiree Health Care Benefits 7/25	7/25	$ 123.85
17417	104003 - ESSEX, CLARE	$ 611.70	Retiree Health Care Benefits 7/25	7/25	$ 611.70
17418	128044 - FORNISS, DANIEL	$ 300.00	Retiree Health Care Benefits 7/25	7/25	$ 300.00
17419	129816 - FOSTER, SCOTT	$ 300.00	Retiree Health Care Benefits 7/25	7/25	$ 300.00

City of Cypress
Payment Register
06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
17420	112187 - HEALY, BRIAN	$ 33.33			
			Retiree Health Care Benefits 7/25	7/25	$ 33.33
17421	1535 - HERNANDEZ, JENNIFER	$ 60.00			
			Reissue/Meals/Basic Crisis Negotiations 4/7-4/11	Reissue 6/20/25	$ 60.00
17422	100667 - LASSALLE, ISMAEL	$ 300.00			
			Retiree Health Care Benefits 7/25	7/25	$ 300.00
17423	123656 - MANUEL, DEAN	$ 300.00			
			Retiree Health Care Benefits 7/25	7/25	$ 300.00
17424	129700 - MCSHANE, CHRIS	$ 232.96			
			Retiree Health Care Benefits 7/25	7/25	$ 232.96
17425	2017 - MINIKUS, SCOTT	$ 341.78			
			Reimb/Medical Premiums 7/25	7/25	$ 341.78
17426	128832 - MORALES, PAULO	$ 300.00			
			Retiree Health Care Benefits 7/25	7/25	$ 300.00
17427	122 - MORROW, RICHARD L	$ 300.00			
			Retiree Health Care Benefits 7/25	7/25	$ 300.00
17428	129608 - OLSON, JAMES	$ 300.00			
			Retiree Health Care Benefits 7/25	7/25	$ 300.00
17429	128784 - RAMSEY, KENNETH	$ 125.00			
			Retiree Health Care Benefits 7/25	7/25	$ 125.00
17430	119027 - RAMSEY, STEVE	$ 300.00			
			Retiree Health Care Benefits 7/25	7/25	$ 300.00
17431	130138 - TIMNEY, MATTHEW	$ 350.00			
			Retiree Health Care Benefits 7/25	7/25	$ 350.00
17432	1024 - VALLEY VISTA SERVICES, INC	$ 242,549.26			
			Waste Disposal Fee 5/25	5/25	$ 242,549.26
17433	40 - WARLAND INVESTMENTS COMPANY	$ 37,512.00			
			Development Assistance 7/25	7/25	$ 37,500.00
			PD Rental/Substation 7/1/24-6/30/25	007553	$ 12.00
17434	122756 - WINTERSOLE, MICHAEL	$ 300.00			
			Retiree Health Care Benefits 7/25	7/25	$ 300.00
17435	2513 - ALCANTAR, HERIBERTO	$ 499.99			
			Refund/Recycling Deposit/CDD-25-149/11614 Manila Dr	Rfd 7/3/25	$ 499.99
17436	2634 - ALLIANCE HOME BUYERS LLC	$ 1,000.00			
			Refund/Recycling Deposit/CDD-24-253/10401 Whirlaway St	Rfd 7/3/25	$ 1,000.00
17437	2635 - BENHAIM, SIGAL	$ 500.00			
			Refund/Recycling Deposit/CDD-25-28/11600 Cozumel St	Rfd 7/3/25	$ 500.00
17438	2432 - BITTON, DEKEL	$ 500.00			
			Refund/Recycling Deposit/CDD-25-92/5084 Sequoia Ave	Rfd 7/3/25	$ 500.00
17439	2639 - BONILLA, FRANCISCO	$ 499.99			
			Refund/Recycling Deposit/CDD-25-95/5131 Alaska Ave	Rfd 7/3/25	$ 499.99
17440	2107 - BYER, TOM	$ 500.00			
			Refund/Recycling Deposit/CDD-25-89/4676 Tuscani Dr	Rfd 7/3/25	$ 500.00
17441	2641 - CARIG, AVERY	$ 7,519.00			
			Refund/Building/Electrical/Plumbing Permit #BS-24-1749	Rfd 7/3/25	$ 7,519.00
17442	2636 - HOYT, BRYANT	$ 500.00			
			Refund/Recycling Deposit/CDD-23-273/5438 Vista Fortuna	Rfd 7/3/25	$ 500.00
17443	2422 - NISSAN, VERED	$ 1,000.00			
			Refund/Recycling Deposit/CDD-24-222/6454 Tokelau St	Rfd 7/3/25	$ 1,000.00
17444	2422 - NISSAN, VERED	$ 500.00			
			Refund/Recycling Deposit/CDD-24-428/5957 Noumea St	Rfd(A) 7/3/25	$ 500.00
17445	2422 - NISSAN, VERED	$ 500.00			
			Refund/Recycling Deposit/CDD-23-141/6162 Rosemary Dr	Rfd(B) 7/3/25	$ 500.00

City of Cypress
Payment Register
06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
17446	2422 - NISSAN, VERED	$ 500.00	Refund/Recycling Deposit/CDD-22-134/5972 Paradise Cir	Rfd(C) 7/3/25	$ 500.00
17447	2643 - NORIEGA, JESUS	$ 499.99	Refund/Recycling Deposit/CDD-25-163/4338 Surrey Dr	Rfd 7/3/25	$ 499.99
17448	2637 - PATINO, JUAN	$ 500.00	Refund/Recycling Deposit/CDd-25-72/11720 Cozumel St	Rfd 7/3/25	$ 500.00
17449	116005 - PERS - PUBLIC EMPLOYEES RETIREMENT SYS	$ 190,769.48	Med Insurance/City & Dist 7/25	17956201	$ 190,769.48
17450	116005 - PERS - PUBLIC EMPLOYEES RETIREMENT SYS	$ 17,009.95	Med Insurance/West Comm 7/25	17956436	$ 17,009.95
17451	2638 - TOKILLAS, TAKEO	$ 500.00	Refund/Recycling Deposit/CDD-23-133/4563 Middlebury Cir	Rfd 7/3/25	$ 500.00
17452	2584 - TOLEDO, FERNANDO	$ 500.00	Refund/Recycling Deposit/CDD-24-160/4599 Tuscani Dr	Rfd 7/3/25	$ 500.00
17453	2585 - VENTURA, DIANA	$ 500.00	Refund/Recycling Deposit/CDD-25-67/5121 Marcella Ave	Rfd 7/3/25	$ 500.00
17454	2642 - VREELAND, JEREMY	$ 137.30	Refund/Plumbing/Electrical Permit #BS-24-1255	Rfd 7/3/25	$ 137.30
17455	2640 - ZACHWOOD INC	$ 500.00	Refund/Recycling Deposit/CDD-25-91/10272 Gregory St	Rfd 7/3/25	$ 500.00
17456	1247 - HdL HINDERLITER, DE LLAMAS AND ASSOCIATES	$ 1,674.00	Svc/Business License Tax Admin 5/25	MAY25	$ 1,674.00
17457	2647 - EVERETT, MIKE	$ 499.99	Refund/Recycling Deposit/CDD-25-107/6642 Sambar Cir	Rfd 7/3/25	$ 499.99
17458	2647 - EVERETT, MIKE	$ 499.99	Refund/Recycling Deposit/CDD-25-128/10261 Delano Dr	Rfd(A) 7/3/25	$ 499.99
17459	100505 - CITY OF CYPRESS-WORKERS COMP	$ 7,971.97	Workers Comp Claims/Professional Svcs/#28418-28446	Reimb 7/3/25	$ 7,971.97
17460	100505 - CITY OF CYPRESS-WORKERS COMP	$ 5,487.95	Workers Comp Claims/Medical/#28418-28446	Reimb(A) 7/3/25	$ 5,487.95
17461	100505 - CITY OF CYPRESS-WORKERS COMP	$ 3,453.04	Workers Comp Claims/Permanent Disability/#28418-28446	Reimb(B) 7/3/25	$ 3,453.04
17462	2170 - US BANK	$ 475.00	PD Sandwiches(60)/Staff/Open House 5/12	0076 6/10/25	$ 475.00
17463	2170 - US BANK	$ 389.00	PD Reg/Supervisor's Seminar/CS 8/11-8/12	0076(A) 6/10/25	$ 389.00
17464	2170 - US BANK	$ (250.00)	PD Credit/Reg/Adv Search & Seizure/Traffic Stops/JP 6/3-6/4	0076(B) 6/10/25	$ (250.00)
17465	2170 - US BANK	$ (125.00)	PD Credit/Reg/Bulletproof Report Writing/JP 6/5	0076(C) 6/10/25	$ (125.00)
17466	2170 - US BANK	$ 1,289.38	PD Recruit Training Gear/CR & CS & DN & JJ 6/20	0076(D) 6/10/25	$ 1,289.38
17467	2170 - US BANK	$ 968.96	Svc/Cater/Employee Service Awards 5/22	0205 6/10/25	$ 968.96
17468	2170 - US BANK	$ 17.40	W/C Sub/Business Analytics/Reporting Software 5/7-6/6	0781 6/10/25	$ 17.40
17469	2170 - US BANK	$ 150.00	W/C Reg/Critical Incident Response for Peer Support Teams/MP 7/3	0781(A) 6/10/25	$ 150.00
17470	2170 - US BANK	$ 88.87	W/C Dimmer Switch(1)/Console Upgrade 5/26	0781(B) 6/10/25	$ 88.87
17471	2170 - US BANK	$ 136.99	W/C Svc/Satellite TV 5/25-6/24	0781(C) 6/10/25	$ 136.99
17472	2170 - US BANK	$ 750.00	W/C Dues/National Emergency Number Assoc 5/28/25-5/27/26	0781(D) 6/10/25	$ 750.00

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
17473	2170 - US BANK	$ 25.92	W/C Data Storage/Amazon Cloud 5/25	0781(E) 6/10/25	$ 25.92
17474	2170 - US BANK	$ 49.00	W/C Sub/Google IT Online Training/CF 6/25	0781(F) 6/10/25	$ 49.00
17475	2170 - US BANK	$ 25.00	PD Dues/CA Assoc of Tactical Officers/JO 6/5/25-6/4/26	1378 6/10/25	$ 25.00
17476	2170 - US BANK	$ 100.00	PD Dues/CA Narcotic Officers Assoc/JO 2025	1378(A) 6/10/25	$ 100.00
17477	2170 - US BANK	$ 16.99	Sub/Apple Music/Day Camp 6/9-7/31	1504 6/10/25	$ 16.99
17478	2170 - US BANK	$ 45.37	Supplies/Employee Service Awards 5/15	2873 6/10/25	$ 45.37
17479	2170 - US BANK	$ 201.24	Food/Employee Service Awards 5/15	2873(A) 6/10/25	$ 201.24
17480	2170 - US BANK	$ 24.19	Supplies/Employee Service Awards 5/15	2873(B) 6/10/25	$ 24.19
17481	2170 - US BANK	$ 425.19	Food/Employee Service Awards 5/19	2873(C) 6/10/25	$ 425.19
17482	2170 - US BANK	$ 80.00	Gift Cards(8)/Starbucks/Employee Service Awards Prizes 5/21	2873(D) 6/10/25	$ 80.00
17483	2170 - US BANK	$ 161.61	2022 Employee Service Award(1) 6/9	2873(E) 6/10/25	$ 161.61
17484	2170 - US BANK	$ 25.00	Reg/Planning Directors Assoc Lunch & Learn/AV 6/11	3033 6/10/25	$ 25.00
17485	2170 - US BANK	$ 71.65	Gift(1)/Warland Investments Meeting/AV 5/29	3033(A) 6/10/25	$ 71.65
17486	2170 - US BANK	$ 150.00	Sub/Property Data/Code Enforcement & Planning 5/25	3033(B) 6/10/25	$ 150.00
17487	2170 - US BANK	$ 3.00	Sub/OC Register Online/MB 5/21/25-5/20/26	3071 6/10/25	$ 3.00
17488	2170 - US BANK	$ 15.07	Power Cord(1)/Finance Electric Stapler 6/4	3071(A) 6/10/25	$ 15.07
17489	2170 - US BANK	$ 260.00	Reg/Intermediate Gov't Accounting Course/ST 6/10-6/24	3071(B) 6/10/25	$ 260.00
17490	2170 - US BANK	$ 175.00	Rent/Tablecloths(14)/Next Up! Business Growth Program 5/14-5/21	3630 6/10/25	$ 175.00
17491	2170 - US BANK	$ 6.49	Supplies/Next Up! Business Growth Training Program 5/19	3630(A) 6/10/25	$ 6.49
17492	2170 - US BANK	$ 49.93	Food/Next Up! Business Growth Training Program 5/19	3630(B) 6/10/25	$ 49.93
17493	2170 - US BANK	$ 66.00	Food/Next Up! Business Growth Training Program 5/19	3630(C) 6/10/25	$ 66.00
17494	2170 - US BANK	$ 952.95	PD Pepper Spray(40 Units) 5/27	4142 6/10/25	$ 952.95
17495	2170 - US BANK	$ 599.93	PD Lapel Mics(14)/Portable Radios 5/21	4142(A) 6/10/25	$ 599.93
17496	2170 - US BANK	$ 400.00	PD Shirts(16)/Special Olympics Torch Run 6/5	4142(B) 6/10/25	$ 400.00
17497	2170 - US BANK	$ 25.00	PD Shirt(1)/Special Olympics Torch Run 6/5	4142(C) 6/10/25	$ 25.00
17498	2170 - US BANK	$ 10.96	PD Pens(30)/Senior Alert Independent Living Safely Program 6/4	4142(D) 6/10/25	$ 10.96
17499	2170 - US BANK	$ 93.35	PD Dog Food(1 Bag)/Bono 5/24	4289 6/10/25	$ 93.35

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17500	2170 - US BANK	$ 253.06	Imprinted Tablecloth(1)/Concerts on the Green 6/6	5178 6/10/25	$ 253.06
17501	2170 - US BANK	$ 47.91	Cables(10)/Power Cords(2)/IT 5/14	5350 6/10/25	$ 47.91
17502	2170 - US BANK	$ 20.46	Cables(5)/IT 5/15	5350(A) 6/10/25	$ 20.46
17503	2170 - US BANK	$ 155.15	Label Maker(1)/Phone Network Cables 5/16	5350(B) 6/10/25	$ 155.15
17504	2170 - US BANK	$ 34.45	Power Cord(1)/IT 5/20	5350(C) 6/10/25	$ 34.45
17505	2170 - US BANK	$ 31.88	Toner(1)/Admin 5/12	5530 6/10/25	$ 31.88
17506	2170 - US BANK	$ 5.88	Facebook Ads(2)/City Events 5/23	5530(A) 6/10/25	$ 5.88
17507	2170 - US BANK	$ 110.00	Sub/Mailchimp/Email Distribution 5/25	5530(B) 6/10/25	$ 110.00
17508	2170 - US BANK	$ 165.23	Meals(7)/Chipotle/Council Meeting 5/27	5530(C) 6/10/25	$ 165.23
17509	2170 - US BANK	$ 800.00	Deposit/Cater/In-N-Out/Employee Appreciation Lunch 10/22	5530(D) 6/10/25	$ 800.00
17510	2170 - US BANK	$ 20.00	Reg/Cypress Chamber Networking Breakfast/LM 6/10	5530(E) 6/10/25	$ 20.00
17511	2170 - US BANK	$ 675.00	Reg/League of CA Cities Conference/LM 10/8-10/10	5530(F) 6/10/25	$ 675.00
17512	2170 - US BANK	$ 675.00	Reg/League of CA Cities Conference/BP 10/8-10/10	5530(G) 6/10/25	$ 675.00
17513	2170 - US BANK	$ 675.00	Reg/League of CA Cities Conference/PG 10/8-10/10	5530(H) 6/10/25	$ 675.00
17514	2170 - US BANK	$ 65.00	Reg/Fullerton State of the City/LM 6/26	5530(I) 6/10/25	$ 65.00
17515	2170 - US BANK	$ 108.83	Meals(8)/The Loft/Council Meeting 6/9	5530(J) 6/10/25	$ 108.83
17516	2170 - US BANK	$ 49.10	PD Binders(24) 5/30	6557 6/10/25	$ 49.10
17517	2170 - US BANK	$ 22.35	PD Disinfectant Spray(3 Btls)/Patrol 6/2	6557(A) 6/10/25	$ 22.35
17518	2170 - US BANK	$ 10.76	PD Academy Recruit Books(2)/CR & CS 6/4	6583 6/10/25	$ 10.76
17519	2170 - US BANK	$ 723.90	PD Academy Recruit Books(10)/CR & CS 6/6	6583(A) 6/10/25	$ 723.90
17520	2170 - US BANK	$ 29.20	PD Clipboards(4) 5/23	6696 6/10/25	$ 29.20
17521	2170 - US BANK	$ 29.85	Sub/SJ Mercury News Online/PG 5/21-8/20	7052 6/10/25	$ 29.85
17522	2170 - US BANK	$ 41.27	Books(2)/Paved Paradise/PG & AV 5/29	7052(A) 6/10/25	$ 41.27
17523	2170 - US BANK	$ 12.00	Parking/Warland Group Meeting/PG & AV 5/29	7052(B) 6/10/25	$ 12.00
17524	2170 - US BANK	$ 14.00	Decor/Sr Center Dining Room 5/28	7072 6/10/25	$ 14.00
17525	2170 - US BANK	$ 7.99	Food/Rec Staff In-Service Training 5/29	7072(A) 6/10/25	$ 7.99
17526	2170 - US BANK	$ 25.69	Decor/Sr Center Dining Room 5/29	7072(B) 6/10/25	$ 25.69

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
17527	2170 - US BANK	$ 17.23	Supplies/Sr Center 5/30	7072(C) 6/10/25	$ 17.23
17528	2170 - US BANK	$ 26.16	Supplies/Sr Center 5/30	7072(D) 6/10/25	$ 26.16
17529	2170 - US BANK	$ 39.96	Food/Rec Staff In-Service Training 5/30	7072(E) 6/10/25	$ 39.96
17530	2170 - US BANK	$ 6.73	Supplies/Sr Center Dining Room 6/4	7072(F) 6/10/25	$ 6.73
17531	2170 - US BANK	$ 61.18	Pizza Dough Proofing Box(1)/Lid(1)/Sr Center 6/10	7072(G) 6/10/25	$ 61.18
17532	2170 - US BANK	$ 34.95	Supplies/Sr Center Dining Room 6/8	7072(H) 6/10/25	$ 34.95
17533	2170 - US BANK	$ (153.62)	Credit/Supplies/Arnold Cypress Park Grand Opening 5/14	7667 6/10/25	$ (153.62)
17534	2170 - US BANK	$ 4.00	Sub/OC Register Online/JD 5/29-6/25	7667(A) 6/10/25	$ 4.00
17535	2170 - US BANK	$ 234.77	Meals(12)/Rec Planning & Team Building Meeting 5/28	7667(B) 6/10/25	$ 234.77
17536	2170 - US BANK	$ 158.27	Supplies/Playground 5/15	8543 6/10/25	$ 158.27
17537	2170 - US BANK	$ 107.82	Supplies/Playground 5/15	8543(A) 6/10/25	$ 107.82
17538	2170 - US BANK	$ 35.55	Supplies/Playground 5/19	8543(B) 6/10/25	$ 35.55
17539	2170 - US BANK	$ 64.60	Supplies/Playground 5/16	8543(C) 6/10/25	$ 64.60
17540	2170 - US BANK	$ 32.16	Food/Teens Night Out 5/16	8543(D) 6/10/25	$ 32.16
17541	2170 - US BANK	$ 32.16	Food/Playground/Kids Night Out 5/16	8543(E) 6/10/25	$ 32.16
17542	2170 - US BANK	$ 28.00	Supplies/Day Camp 5/20	8543(G) 6/10/25	$ 28.00
17543	2170 - US BANK	$ 45.23	Supplies/Playground 5/21	8543(H) 6/10/25	$ 45.23
17544	2170 - US BANK	$ 58.16	Supplies/Playground 5/21	8543(I) 6/10/25	$ 58.16
17545	2170 - US BANK	$ 30.33	Supplies/Day Camp 5/21	8543(J) 6/10/25	$ 30.33
17546	2170 - US BANK	$ 38.90	Supplies/Day Camp 5/23	8543(K) 6/10/25	$ 38.90
17547	2170 - US BANK	$ 61.56	Supplies/Day Camp 5/23	8543(L) 6/10/25	$ 61.56
17548	2170 - US BANK	$ 13.95	Supplies/Employee of the Quarter 5/23	8543(M) 6/10/25	$ 13.95
17549	2170 - US BANK	$ 69.00	Reg/First Aid/CPR/JT 5/30	8543(N) 6/10/25	$ 69.00
17550	2170 - US BANK	$ 9.99	Supplies/Playground 5/20	8543(F) 6/10/25	$ 9.99
17551	2170 - US BANK	$ 100.76	Supplies/Youth Sports Summer Camp 5/29	8550 6/10/25	$ 100.76
17552	2170 - US BANK	$ 36.62	First Aid Kits(2)/Youth Sports 5/29	8550(A) 6/10/25	$ 36.62
17553	2170 - US BANK	$ 161.58	Soccer Balls(3)/Youth Sports 5/29	8550(B) 6/10/25	$ 161.58

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17554	2170 - US BANK	$ 58.14	Supplies/Youth Sports 5/30	8550(C) 6/10/25	$ 58.14
17555	2170 - US BANK	$ 142.03	A-Frame Sign(1)/Lexington Park 6/3	8550(D) 6/10/25	$ 142.03
17556	2170 - US BANK	$ 32.04	PD Batteries(24)/Traffic 5/30	8578 6/10/25	$ 32.04
17557	2170 - US BANK	$ 77.11	PD Spray Cleaner/Polish(12 Cans)/Motor Units 6/10	8578(A) 6/10/25	$ 77.11
17558	2170 - US BANK	$ 39.80	PD Towels(100)/Traffic 6/9	8578(B) 6/10/25	$ 39.80
17559	2170 - US BANK	$ 1,260.00	Svc/Quickbase/Bldg/Public Works 5/5-6/4	8756 6/10/25	$ 1,260.00
17560	2170 - US BANK	$ 10.00	Svc/Box/Staff Document Review/Engineering 4/29-5/28	9131 6/10/25	$ 10.00
17561	2170 - US BANK	$ (47.38)	Credit/Decor/Sr Center Volunteer Recognition 5/14	9213 6/10/25	$ (47.38)
17562	2170 - US BANK	$ (35.70)	Credit/Pocket Folders(75)/Sr Center 5/14	9213(A) 6/10/25	$ (35.70)
17563	2170 - US BANK	$ 373.07	Imprinted Pens(1K)/Sr Center Giveaways 5/27	9213(B) 6/10/25	$ 373.07
17564	2170 - US BANK	$ 523.81	Food(60)/Rec Staff In-Service Training 5/30	9213(C) 6/10/25	$ 523.81
17565	2170 - US BANK	$ 935.84	Imprinted Fans(600)/Cups(450)/Concerts on the Green 6/11	9213(D) 6/10/25	$ 935.84
17566	2170 - US BANK	$ 20.00	Reg/Spring Brochure Exchange/CP & NG 5/15	9693 6/10/25	$ 20.00
17567	2170 - US BANK	$ 1,410.54	PD Gym Equipment(12 Pcs) 6/3	9844 6/10/25	$ 1,410.54
17568	2170 - US BANK	$ 100.16	PD Flash Drives(5)/CIB 6/4	9844(A) 6/10/25	$ 100.16
17569	2170 - US BANK	$ 240.00	W/C Correct/Svc/Satellite TV 3/25-5/24	0781(G) 6/10/25	$ 240.00
17570	2170 - US BANK	$ (240.00)	W/C Correct/Svc/Satellite TV 3/25-5/24	0781(H) 6/10/25	$ (240.00)
17571	168 - CalPERS-Fiscal Services Division	$ 1,264.40	PD Classic Survivor Benefits 2024-25	17962174	$ 1,264.40
17572	168 - CalPERS-Fiscal Services Division	$ 2,169.20	PD PEPRA Survivor Benefits 2024-25	17963327	$ 2,169.20
17573	100505 - CITY OF CYPRESS-WORKERS COMP	$ 26.83	Workers Comp Claims/Professional Svcs/#28447-28450	Reimb 7/18/25	$ 26.83
17574	100505 - CITY OF CYPRESS-WORKERS COMP	$ 592.43	Workers Comp Claims/Medical/#28447-28450	Reimb(A) 7/18/25	$ 592.43
17575	100505 - CITY OF CYPRESS-WORKERS COMP	$ 580.00	Workers Comp Claims/Permanent Disability/#28447-28450	Reimb(B) 7/18/25	$ 580.00
17576	2528 - ALTIT, RONEN & MORAN	$ 371.20	Refund/Permit #BS-23-1594	Rfd 7/18/25	$ 371.20
17577	1097 - AMS LLC CORE BUSINESS TECHNOLOGIES	$ 2.00	PD Credit Card Transaction Fees 7/8	7/18/25	$ 2.00
17578	100505 - CITY OF CYPRESS-WORKERS COMP	$ 10,337.87	Workers Comp Claims/Professional Svcs/#28451-28474	Reimb(C) 7/18/25	$ 10,337.87
17579	100505 - CITY OF CYPRESS-WORKERS COMP	$ 2,015.82	Workers Comp Claims/Medical/#28451-28474	Reimb(D) 7/18/25	$ 2,015.82
17580	100505 - CITY OF CYPRESS-WORKERS COMP	$ 2,997.89	Workers Comp Claims/Permanent Disability/#28451-28474	Reimb(E) 7/18/25	$ 2,997.89

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17581	2647 - EVERETT, MIKE	$ 500.00	Refund/Recycling Deposit/CDD-25-175/4034 Berwick Ct	Rfd 7/18/25	$ 500.00
17582	2657 - MC CLAIN, BRENT	$ 499.99	Refund/Recycling Deposit/CDD-25-172/10731 Chestnut St	Rfd 7/18/25	$ 499.99
17583	2658 - MIRANDA, BLANCA	$ 500.00	Refund/Recycling Deposit/CDD-25-151/5522 Marion Ave	Rfd 7/18/25	$ 500.00
17584	120801 - MISSION SQUARE	$ 375.00	W/C RHS 2/25-6/25	2/25-6/25(A)	$ 375.00
17585	120801 - MISSION SQUARE	$ 15,690.00	Monthly Retiree Health Savings 7/25	7/25	$ 15,690.00
17586	120801 - MISSION SQUARE	$ 1,200.00	Deferred Comp/Exec Mgmt 7/25	401a-7/25	$ 1,200.00
17587	120801 - MISSION SQUARE	$ 525.00	W/C RHS 7/25	7/25(A)	$ 525.00
17588	1480 - ARCO BUSINESS SOLUTIONS	$ 129.30	Fuel/Community Development 6/3-7/2	NP68699508	$ 129.30
17589	1480 - ARCO BUSINESS SOLUTIONS	$ 22.03	Fuel/Engineering 6/3-7/2	NP68699508(A)	$ 22.03
17590	1480 - ARCO BUSINESS SOLUTIONS	$ 2,348.59	Fuel/Maint 6/3-7/2	NP68699508(B)	$ 2,348.59
17591	1480 - ARCO BUSINESS SOLUTIONS	$ 162.68	Fuel/Recreation 6/3-7/2	NP68699508(C)	$ 162.68
17592	1480 - ARCO BUSINESS SOLUTIONS	$ 16,200.46	Fuel/Police 6/3-7/2	NP68699508(D)	$ 16,200.46
17593	168 - CalPERS-Fiscal Services Division	$ 186,414.00	W/C Pre-Pay/Unfunded Accrued Liability/Classic 2025-26	Reimb 7/29/25	$ 186,414.00
17594	168 - CalPERS-Fiscal Services Division	$ 1,216.00	W/C Pre-Pay/Unfunded Accrued Liability/PEPRA 2025-26	Reimb(A) 7/29/25	$ 1,216.00
17595	168 - CalPERS-Fiscal Services Division	$ 2,018,358.00	Pre-Pay/Unfunded Accrued Liability/City Misc Plan 2025-26	Reimb(B) 7/29/25	$ 2,018,358.00
17596	168 - CalPERS-Fiscal Services Division	$ 3,318,585.00	Pre-Pay/Unfunded Accrued Liability/City Safety Plan 2025-26	Reimb(C) 7/29/25	$ 3,318,585.00
17597	168 - CalPERS-Fiscal Services Division	$ 369,323.00	Pre-Pay/Unfunded Accrued Liability/CRPD Misc Plan 2025-26	Reimb(D) 7/29/25	$ 369,323.00
17598	168 - CalPERS-Fiscal Services Division	$ 6,436.00	Pre-Pay/Unfunded Accrued Liability/City Misc Plan/PEPRA 2025-26	Reimb(E) 7/29/25	$ 6,436.00
17599	168 - CalPERS-Fiscal Services Division	$ 28,692.00	Pre-Pay/Unfunded Accrued Liability/City Sfty Plan/PEPRA 2025-26	Reimb(F) 7/29/25	$ 28,692.00
17600	168 - CalPERS-Fiscal Services Division	$ 1,059.00	Pre-Pay/Unfunded Accrued Liability/CRPD Misc Plan/PEPRA 2025-26	Reimb(G) 7/29/25	$ 1,059.00
17601	1480 - ARCO BUSINESS SOLUTIONS	$ 0.63	Fuel/Police 6/3-7/2	NP68699508(E)	$ 0.63
17602	145 - AUSTIN, CHERYL	$ 56.52	W/C Retiree Health Care Benefits 8/25	8/25	$ 56.52
17603	128744 - AYRES, RICHARD	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17604	102038 - BALDWIN, DARRELL	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17605	102087 - BISH, EDWARD	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17606	100101 - BRUCE, THOMAS M	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17607	100863 - CIPA-CALIFORNIA INSURANCE POOL AUTHORITY	$ 1,043,269.00	Insurance Permiums 2025-26	1513	$ 1,043,269.00

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17608	122419 - CLEMONS, MARK	$ 350.00	Retiree Health Care Benefits 8/25	8/25	$ 350.00
17609	129695 - COTE, ROBERT	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17610	128938 - COX, RODNEY	$ 123.85	Retiree Health Care Benefits 8/25	8/25	$ 123.85
17611	104003 - ESSEX, CLARE	$ 611.70	Retiree Health Care Benefits 8/25	8/25	$ 611.70
17612	128044 - FORNISS, DANIEL	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17613	129816 - FOSTER, SCOTT	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17614	112187 - HEALY, BRIAN	$ 33.33	Retiree Health Care Benefits 8/25	8/25	$ 33.33
17615	100667 - LASSALLE, ISMAEL	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17616	123656 - MANUEL, DEAN	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17617	129700 - MCSHANE, CHRIS	$ 232.96	Retiree Health Care Benefits 8/25	8/25	$ 232.96
17618	2017 - MINIKUS, SCOTT	$ 341.78	Reimb/Medical Premiums 8/25	8/25	$ 341.78
17619	128832 - MORALES, PAULO	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17620	122 - MORROW, RICHARD L	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17621	129608 - OLSON, JAMES	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17622	128784 - RAMSEY, KENNETH	$ 125.00	Retiree Health Care Benefits 8/25	8/25	$ 125.00
17623	119027 - RAMSEY, STEVE	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17624	130138 - TIMNEY, MATTHEW	$ 350.00	Retiree Health Care Benefits 8/25	8/25	$ 350.00
17625	1024 - VALLEY VISTA SERVICES, INC	$ 242,549.21	Waste Disposal Fee 6/25	6/25	$ 242,549.21
17626	40 - WARLAND INVESTMENTS COMPANY	$ 37,500.00	Development Assistance 8/25	8/25	$ 37,500.00
17627	122756 - WINTERSOLE, MICHAEL	$ 300.00	Retiree Health Care Benefits 8/25	8/25	$ 300.00
17628	2170 - US BANK	$ 3,446.93	PD Treadmill(1)	0076 7/10/25	$ 3,446.93
17629	2170 - US BANK	$ 320.00	PD Reg/Traffic Safety Law Enforcement Forum/BL 7/22-7/23	0076(A) 7/10/25	$ 320.00
17630	2170 - US BANK	$ 915.80	PD Hotel/Traffic Safety Law Enforcement Forum/BL 7/22-7/23	0076(B) 7/10/25	$ 915.80
17631	2170 - US BANK	$ 178.00	PD Reg/Field Training Officer/CS & JM 5/19-5/23	0076(C) 7/10/25	$ 178.00
17632	2170 - US BANK	$ 600.00	PD Reg/Pistol Red Dot Instructor/EC 8/18-8/19	0076(D) 7/10/25	$ 600.00
17633	2170 - US BANK	$ 700.00	PD Reg/CA Narcotic Officers Assoc Conference/JO 11/21-11/25	0076(E) 7/10/25	$ 700.00
17634	2170 - US BANK	$ 700.00	PD Reg/CA Narcotic Officers Assoc Conference/CP 11/21-11/25	0076(F) 7/10/25	$ 700.00

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
17635	2170 - US BANK	$ 700.00	PD Reg/CA Narcotic Officers Assoc Conference/HM 11/21-11/25	0076(G) 7/10/25	$ 700.00
17636	2170 - US BANK	$ 700.00	PD Reg/CA Narcotic Officers Assoc Conference/CR 11/21-11/25	0076(H) 7/10/25	$ 700.00
17637	2170 - US BANK	$ 578.52	PD Ear Protection(12 Pr)/Shooting Range 7/9	0076(I) 7/10/25	$ 578.52
17638	2170 - US BANK	$ 190.97	PD Hotel Deposit/CA Homicide Investigators Assoc Conf/NA 8/11-15	0076(J) 7/10/25	$ 190.97
17639	2170 - US BANK	$ 449.00	PD Reg/CA Homicide Investigators Assoc Conf/NA 8/12-8/15	0076(K) 7/10/25	$ 449.00
17640	2170 - US BANK	$ 449.00	PD Reg/CA Homicide Investigators Assoc Conf/JH 8/12-8/15	0076(L) 7/10/25	$ 449.00
17641	2170 - US BANK	$ 43.68	W/C Computer Sound Bar(1) 6/18	0781 7/10/25	$ 43.68
17642	2170 - US BANK	$ 17.40	W/C Sub/Business Analytics/Reporting Software 6/7-7/6	0781(A) 7/10/25	$ 17.40
17643	2170 - US BANK	$ 136.99	W/C Svc/Satellite TV 6/25-7/24	0781(B) 7/10/25	$ 136.99
17644	2170 - US BANK	$ 24.72	W/C Data Storage/Amazon Cloud 6/25	0781(C) 7/10/25	$ 24.72
17645	2170 - US BANK	$ 49.00	W/C Sub/Google IT Online Training/CF 7/25	0781(D) 7/10/25	$ 49.00
17646	2170 - US BANK	$ (150.00)	W/C Credit/Reg/Critical Incident Response/Peer Support/MP 7/3	0781(E) 7/10/25	$ (150.00)
17647	2170 - US BANK	$ 29.35	PD Lunch(4)/JO & SWAT Training Instructors 6/19	1378 7/10/25	$ 29.35
17648	2170 - US BANK	$ 9.68	Supplies/Youth Sports/Returned/Refunded	1504 7/10/25	$ 9.68
17649	2170 - US BANK	$ 22.03	Supplies/Youth Sports 7/9	1504(A) 7/10/25	$ 22.03
17650	2170 - US BANK	$ 171.75	Food/Salute to America Staff 6/27	2379 7/10/25	$ 171.75
17651	2170 - US BANK	$ 164.63	Decorative Tree(1)/HR 6/25	2873 7/10/25	$ 164.63
17652	2170 - US BANK	$ 150.00	Sub/Property Data/Code Enforcement & Planning 6/25	3033 7/10/25	$ 150.00
17653	2170 - US BANK	$ 102.93	File Folders(150)/Finance 7/3	3071 7/10/25	$ 102.93
17654	2170 - US BANK	$ 32.31	Oversized Blank Check(1)/Economic Development 6/17	3630 7/10/25	$ 32.31
17655	2170 - US BANK	$ 66.03	Plaque(1)/Business Visitation Program 6/16	3630(A) 7/10/25	$ 66.03
17656	2170 - US BANK	$ 123.65	Picture Frames(30)/Next Up! Training Session 6/17	3630(B) 7/10/25	$ 123.65
17657	2170 - US BANK	$ 7.58	Supplies/Next Up! Training Session 6/23	3630(C) 7/10/25	$ 7.58
17658	2170 - US BANK	$ 58.93	Food/Next Up! Training Session 6/23	3630(D) 7/10/25	$ 58.93
17659	2170 - US BANK	$ 68.00	Coffee(3 Travelers)/Next Up! Training Session 6/23	3630(E) 7/10/25	$ 68.00
17660	2170 - US BANK	$ 46.70	Food/Business Visitation Program/AltaSciences 6/25	3630(F) 7/10/25	$ 46.70
17661	2170 - US BANK	$ 450.00	Sub/Real Estate Data Platform/Economic Development 7/25	3630(G) 7/10/25	$ 450.00

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17662	2170 - US BANK	$ 1,434.51	PD Emergency Food(132 Servings)/First Responders 6/16	4142 7/10/25	$ 1,434.51
17663	2170 - US BANK	$ 31.46	PD K9 Tourniquets(2)/Bono 6/20	4289 7/10/25	$ 31.46
17664	2170 - US BANK	$ 112.27	PD K9 Leash(1)/Training Toys(5)/Bono 6/20	4289(A) 7/10/25	$ 112.27
17665	2170 - US BANK	$ 92.93	PD Dog Food(1 Bag)/Bono 6/22	4289(B) 7/10/25	$ 92.93
17666	2170 - US BANK	$ 53.86	Step Ladder(1)/Sr Center 6/25	5178 7/10/25	$ 53.86
17667	2170 - US BANK	$ 12.92	Supplies/Senior Camp 6/24	5178(A) 7/10/25	$ 12.92
17668	2170 - US BANK	$ 280.12	Pedestal Sign Holders(6)/Sr Center 6/26	5178(B) 7/10/25	$ 280.12
17669	2170 - US BANK	$ 47.40	Popcorn Bags(1K)/Sr Center 6/26	5178(C) 7/10/25	$ 47.40
17670	2170 - US BANK	$ 34.46	Supplies/Senior Camp 6/26	5178(D) 7/10/25	$ 34.46
17671	2170 - US BANK	$ 26.93	Laptop Mouse(1)/PG 6/16	5350 7/10/25	$ 26.93
17672	2170 - US BANK	$ 111.92	Cable Managers(2)/Cables(10)/IT 6/16	5350(A) 7/10/25	$ 111.92
17673	2170 - US BANK	$ 26.96	Video Cables(4)/IT 6/18	5350(B) 7/10/25	$ 26.96
17674	2170 - US BANK	$ 182.18	Network Switch Cables(2)/IT 6/20	5350(C) 7/10/25	$ 182.18
17675	2170 - US BANK	$ 260.00	Dues/Municipal Information Systems Assoc of CA/AS 7/1/25-6/30/26	5350(D) 7/10/25	$ 260.00
17676	2170 - US BANK	$ 33.76	Clamps(2)/IT Wireless Access Points 7/10	5350(E) 7/10/25	$ 33.76
17677	2170 - US BANK	$ 161.29	Cable Tester Kit(1)/Trace-Tone Tool(1)/Case(1)/IT 7/10	5350(F) 7/10/25	$ 161.29
17678	2170 - US BANK	$ 191.88	Sub/QR Code Service/IT 7/8/25-7/8/26	5350(G) 7/10/25	$ 191.88
17679	2170 - US BANK	$ 60.00	Facebook Ads(4)/City Events 6/14	5530 7/10/25	$ 60.00
17680	2170 - US BANK	$ 60.00	Facebook Ads(4)/City Events 6/19	5530(A) 7/10/25	$ 60.00
17681	2170 - US BANK	$ 12.94	Facebook Ads(4)/City Events 6/23	5530(B) 7/10/25	$ 12.94
17682	2170 - US BANK	$ 35.86	Facebook Ads(4)/City Events 6/23	5530(C) 7/10/25	$ 35.86
17683	2170 - US BANK	$ 110.00	Sub/Mailchimp/Email Distribution 6/25	5530(D) 7/10/25	$ 110.00
17684	2170 - US BANK	$ 87.24	Plaques(3)/Veterans Recognition 6/30	5530(E) 7/10/25	$ 87.24
17685	2170 - US BANK	$ 400.00	Dues/CA City Management Foundation/PG 8/31/25-9/1/26	5530(F) 7/10/25	$ 400.00
17686	2170 - US BANK	$ 72.14	Copy Paper(10 Rms)/Admin 6/26	5530(G) 7/10/25	$ 72.14
17687	2170 - US BANK	$ 60.00	Facebook Ads(4)/City Events 6/29	5530(H) 7/10/25	$ 60.00
17688	2170 - US BANK	$ 17.55	Note Pads(12)/Packing Tape(15 Rls)/Admin 6/30	5530(I) 7/10/25	$ 17.55

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17689	2170 - US BANK	$ 400.00	Sub/Social Media Mgmt/Admin 7/6/25-7/6/26	5530(J) 7/10/25	$ 400.00
17690	2170 - US BANK	$ 203.88	Sub/Dropbox/Shared Access Storage 7/5/25-7/8/26	5530(K) 7/10/25	$ 203.88
17691	2170 - US BANK	$ 50.00	Fee/IIMC Certified Municipal Clerk Program/CD 6/10	6013 7/10/25	$ 50.00
17692	2170 - US BANK	$ 279.37	PD Drug Test Kits(100) 6/23	6557 7/10/25	$ 279.37
17693	2170 - US BANK	$ 505.66	PD Evidence Strips(3K) 7/7	6557(A) 7/10/25	$ 505.66
17694	2170 - US BANK	$ 59.41	PD Hand Sanitizer(24 Btls) 7/8	6557(B) 7/10/25	$ 59.41
17695	2170 - US BANK	$ 10.76	PD Academy Recruit Books(2)/DN & JJ 6/13	6583 7/10/25	$ 10.76
17696	2170 - US BANK	$ 512.15	PD Academy Recruit Books(8)/DN & JJ 6/13	6583(A) 7/10/25	$ 512.15
17697	2170 - US BANK	$ 2,495.97	PD Less Lethal Ammo(93 Rnds) 6/23	6583(B) 7/10/25	$ 2,495.97
17698	2170 - US BANK	$ 91.92	Utility Cart(1)/Sr Center 6/25	7072 7/10/25	$ 91.92
17699	2170 - US BANK	$ 61.38	Supplies/July 4th Celebration/Sr Center 7/2	7072(A) 7/10/25	$ 61.38
17700	2170 - US BANK	$ 46.21	Food/Outgoing Senior Commissioners Meeting 6/11	7667 7/10/25	$ 46.21
17701	2170 - US BANK	$ 9.99	Food/Outgoing Recreation Commissioners Meeting 6/17	7667(A) 7/10/25	$ 9.99
17702	2170 - US BANK	$ 17.99	Food/Outgoing Recreation Commissioners Meeting 6/17	7667(B) 7/10/25	$ 17.99
17703	2170 - US BANK	$ 436.38	Food/Team Building Meeting/Recreation & PW 6/23	7667(C) 7/10/25	$ 436.38
17704	2170 - US BANK	$ 61.51	Supplies/Playground/Kids Night Out 6/14	8543 7/10/25	$ 61.51
17705	2170 - US BANK	$ 21.54	Supplies/Playground 6/17	8543(A) 7/10/25	$ 21.54
17706	2170 - US BANK	$ 8.61	Supplies/Playground 6/18	8543(B) 7/10/25	$ 8.61
17707	2170 - US BANK	$ 33.92	Supplies/Playground 6/17	8543(C) 7/10/25	$ 33.92
17708	2170 - US BANK	$ 27.13	Supplies/Playground 6/17	8543(D) 7/10/25	$ 27.13
17709	2170 - US BANK	$ 53.53	Supplies/Playground 6/18	8543(E) 7/10/25	$ 53.53
17710	2170 - US BANK	$ 9.69	Supplies/Day Camp 6/18	8543(F) 7/10/25	$ 9.69
17711	2170 - US BANK	$ 23.69	Supplies/Day Camp 6/20	8543(G) 7/10/25	$ 23.69
17712	2170 - US BANK	$ 8.61	Supplies/Playground 6/20	8543(H) 7/10/25	$ 8.61
17713	2170 - US BANK	$ 24.77	Multi-Sports Balls(6)/Day Camp 6/20	8543(I) 7/10/25	$ 24.77
17714	2170 - US BANK	$ 72.07	Supplies/Day Camp 6/20	8543(J) 7/10/25	$ 72.07
17715	2170 - US BANK	$ 86.50	Supplies/Day Camp 6/20	8543(K) 7/10/25	$ 86.50

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17716	2170 - US BANK	$ 47.17	Supplies/Playground 6/20	8543(L) 7/10/25	$ 47.17
17717	2170 - US BANK	$ 72.18	Supplies/Day Camp 6/24	8543(M) 7/10/25	$ 72.18
17718	2170 - US BANK	$ 51.71	Bluetooth Speakers(2)/Playground 6/26	8543(N) 7/10/25	$ 51.71
17719	2170 - US BANK	$ 51.71	Bluetooth Speakers(2)/Day Camp 6/26	8543(O) 7/10/25	$ 51.71
17720	2170 - US BANK	$ 32.16	Food/Playground/Kids Night Out 6/20	8543(P) 7/10/25	$ 32.16
17721	2170 - US BANK	$ 25.27	Supplies/Playground 6/23	8543(Q) 7/10/25	$ 25.27
17722	2170 - US BANK	$ 41.35	Supplies/Day Camp 6/23	8543(R) 7/10/25	$ 41.35
17723	2170 - US BANK	$ 43.87	Supplies/Day Camp 6/24	8543(S) 7/10/25	$ 43.87
17724	2170 - US BANK	$ 48.48	Supplies/Teens/Youth Action Committee Meeting 6/25	8543(T) 7/10/25	$ 48.48
17725	2170 - US BANK	$ 70.20	Food/Salute to America Staff 6/26	8543(U) 7/10/25	$ 70.20
17726	2170 - US BANK	$ 49.67	Supplies/Playground 6/27	8543(V) 7/10/25	$ 49.67
17727	2170 - US BANK	$ 17.23	Supplies/Playground 6/27	8543(W) 7/10/25	$ 17.23
17728	2170 - US BANK	$ 73.26	Supplies/Playground 6/27	8543(X) 7/10/25	$ 73.26
17729	2170 - US BANK	$ 1.63	Supplies/Playground 6/30	8543(Y) 7/10/25	$ 1.63
17730	2170 - US BANK	$ 65.59	Supplies/Playground 6/30	8543(Z) 7/10/25	$ 65.59
17731	2170 - US BANK	$ 497.26	Imprinted Frisbees(500)/National Night Out 6/30	8543(A1) 7/10/25	$ 497.26
17732	2170 - US BANK	$ 32.81	Supplies/Day Camp 6/30	8543(A2) 7/10/25	$ 32.81
17733	2170 - US BANK	$ 9.68	Supplies/Playground 6/30	8543(A3) 7/10/25	$ 9.68
17734	2170 - US BANK	$ 4.75	Supplies/Recreation Employee of the Quarter 7/7	8543(A4) 7/10/25	$ 4.75
17735	2170 - US BANK	$ 25.00	Gift Card(1)/In-N-Out/Employee of the Quarter 7/7	8543(A5) 7/10/25	$ 25.00
17736	2170 - US BANK	$ 10.76	Supplies/Playground 6/11	8550 7/10/25	$ 10.76
17737	2170 - US BANK	$ 473.02	Practice Volleyballs(20)/Pump(1)/Youth Sports 6/20	8550(A) 7/10/25	$ 473.02
17738	2170 - US BANK	$ 273.02	Court Towels(6)/Lexington Gym Floor 6/25	8550(B) 7/10/25	$ 273.02
17739	2170 - US BANK	$ 46.05	Collapsible Wagon(1)/Lexington Park 6/23	8550(C) 7/10/25	$ 46.05
17740	2170 - US BANK	$ 146.06	Game Volleyballs(4)/Youth Sports 6/24	8550(D) 7/10/25	$ 146.06
17741	2170 - US BANK	$ 17.23	Supplies/Salute to America 6/24	8550(E) 7/10/25	$ 17.23
17742	2170 - US BANK	$ 51.77	Supplies/Lexington Park 6/26	8550(F) 7/10/25	$ 51.77

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17743	2170 - US BANK	$ 51.17	Soccer Goals(2)/Youth Sports 6/24	8550(G) 7/10/25	$ 51.17
17744	2170 - US BANK	$ 58.16	Soccer Cones(50)/Markers(24)/Youth Sports 6/30	8550(H) 7/10/25	$ 58.16
17745	2170 - US BANK	$ 143.98	Supplies/Youth Sports 6/25	8550(I) 7/10/25	$ 143.98
17746	2170 - US BANK	$ 236.91	Supplies/Youth Sports 6/30	8550(J) 7/10/25	$ 236.91
17747	2170 - US BANK	$ 69.00	Reg/First Aid/CPR/MA 7/2	8550(K) 7/10/25	$ 69.00
17748	2170 - US BANK	$ 215.48	Supplies/Youth Sports/Not Received/Refunded	8550(L) 7/10/25	$ 215.48
17749	2170 - US BANK	$ 1,260.00	Svc/Quickbase/Public Works and Building & Safety 7/5-8/4	8756 7/10/25	$ 1,260.00
17750	2170 - US BANK	$ 1,357.20	PD Sub/Business Analytics/Reporting Software 6/9/25-6/8/26	8922 7/10/25	$ 1,357.20
17751	2170 - US BANK	$ 695.94	PD CERT Hard Hats(100)/Safety Goggles(100)/Gloves(48) 6/20	9075 7/10/25	$ 695.94
17752	2170 - US BANK	$ 61.00	Supplies/Day Camp 7/7	9103 7/10/25	$ 61.00
17753	2170 - US BANK	$ 59.24	Laminating Pouches(200)/Engineering 6/13	9131 7/10/25	$ 59.24
17754	2170 - US BANK	$ 64.64	Laminator(1)/Engineering 6/13	9131(A) 7/10/25	$ 64.64
17755	2170 - US BANK	$ 10.00	Svc/Box/Staff Document Review/Engineering 6/29-7/28	9131(B) 7/10/25	$ 10.00
17756	2170 - US BANK	$ 10.93	iPencil Tips(4)/Engineering 7/7	9131(C) 7/10/25	$ 10.93
17757	2170 - US BANK	$ 10.76	TV Power Cord(1)/Sr Center 6/12	9213 7/10/25	$ 10.76
17758	2170 - US BANK	$ 90.48	Decor/Salute to America 6/16	9213(A) 7/10/25	$ 90.48
17759	2170 - US BANK	$ 19.38	Supplies/Resource Fair Vendors 6/16	9213(B) 7/10/25	$ 19.38
17760	2170 - US BANK	$ 147.56	Outdoor Games(4)/Concerts on the Green 6/16	9213(C) 7/10/25	$ 147.56
17761	2170 - US BANK	$ 215.49	Dunk Tank(1)/Senior Camp 6/23	9213(D) 7/10/25	$ 215.49
17762	2170 - US BANK	$ 37.16	Ladder Ball Game(1)/Concerts on the Green 6/18	9213(E) 7/10/25	$ 37.16
17763	2170 - US BANK	$ 24.24	Supplies/Resource Fair/Sr Center 6/18	9213(F) 7/10/25	$ 24.24
17764	2170 - US BANK	$ 137.76	Decor/Salute to America 6/20	9213(G) 7/10/25	$ 137.76
17765	2170 - US BANK	$ 74.97	Drink Dispenser(1)/Sr Center 6/23	9213(H) 7/10/25	$ 74.97
17766	2170 - US BANK	$ 19.40	Decor/Resource Fair/Sr Center 6/20	9213(I) 7/10/25	$ 19.40
17767	2170 - US BANK	$ 25.44	Pens(11)/Sr Center 6/23	9213(J) 7/10/25	$ 25.44
17768	2170 - US BANK	$ 12.92	Supplies/Facility Operations/Recreation 6/24	9213(K) 7/10/25	$ 12.92
17769	2170 - US BANK	$ 19.79	Supplies/Emergency First Aid/Sr Center 6/24	9213(L) 7/10/25	$ 19.79

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17770	2170 - US BANK	$ 50.88	Table Covers(10)/Senior Camp 6/25	9213(M) 7/10/25	$ 50.88
17771	2170 - US BANK	$ 103.39	Supplies/Salute to America 6/24	9213(N) 7/10/25	$ 103.39
17772	2170 - US BANK	$ 18.59	Supplies/Sr Center 6/25	9213(O) 7/10/25	$ 18.59
17773	2170 - US BANK	$ 43.08	Desk Organizers(2)/Sr Center 6/25	9213(P) 7/10/25	$ 43.08
17774	2170 - US BANK	$ 26.17	Magnetic Sign Holders(5)/Sr Center 6/27	9213(Q) 7/10/25	$ 26.17
17775	2170 - US BANK	$ 9.69	Power Adapter(1)/Sr Center 6/26	9213(R) 7/10/25	$ 9.69
17776	2170 - US BANK	$ 62.79	Magnetic Sign Holders(5)/Sr Center 6/27	9213(S) 7/10/25	$ 62.79
17777	2170 - US BANK	$ 52.94	Hole Punch(1)/Barcode Scanner(1)/Kitchen Scale(1)/Sr Center 7/8	9213(T) 7/10/25	$ 52.94
17778	2170 - US BANK	$ 69.00	Reg/First Aid/CPR/CN 7/25	9213(U) 7/10/25	$ 69.00
17779	2170 - US BANK	$ 49.00	Ad/RacePlace/2025 5K Run/Walk 7/9	9213(V) 7/10/25	$ 49.00
17780	2170 - US BANK	$ 515.75	Themed Shirts(36)/Recreation Staff 5/13	9693 7/10/25	$ 515.75
17781	2170 - US BANK	$ 348.03	Banners(2)/Community Center 6/19	9693(A) 7/10/25	$ 348.03
17782	2170 - US BANK	$ 19.38	Ice Scoop Holder(1)/Community Center 6/24	9693(B) 7/10/25	$ 19.38
17783	2170 - US BANK	$ 112.44	PD External 4TB Hard Drive(1)/Investigations 6/10	9844 7/10/25	$ 112.44
17784	2678 - BAUMEL, DEBORAH	$ 25.50	Refund/Permit #BS-25-920	Rfd 8/1/25	$ 25.50
17785	2672 - BENABOU, MICHAEL	$ 200.80	Refund/Permit Fees BS-25-15	Rfd 8/1/25	$ 200.80
17786	2674 - BOYAPATI, APARNA	$ 116.20	Refund/Plan Check Fees/Permit #BS-25-720	Rfd 8/1/25	$ 116.20
17787	2107 - BYER, TOM	$ 500.00	Refund/Recycling Deposit/CDD-25-139/6987 Leilani Lane	Rfd 8/1/25	$ 500.00
17788	2107 - BYER, TOM	$ 500.00	Refund/Recycling Deposit/CDD-25-157/9432 Lime Circle	Rfd(A) 8/1/25	$ 500.00
17789	100505 - CITY OF CYPRESS-WORKERS COMP	$ 2,134.29	Workers Comp Claims/Professional Svcs/#28475-28495	Reimb 8/1/25	$ 2,134.29
17790	100505 - CITY OF CYPRESS-WORKERS COMP	$ 6,905.35	Workers Comp Claims/Medical/#28475-28495	Reimb(A) 8/1/25	$ 6,905.35
17791	100505 - CITY OF CYPRESS-WORKERS COMP	$ 13,023.13	Workers Comp Claims/Permanent Disability/#28475-28495	Reimb(B) 8/1/25	$ 13,023.13
17792	100505 - CITY OF CYPRESS-WORKERS COMP	$ 10.78	Workers Comp Claims/Temporary Disability/#28475-28495	Reimb(C) 8/1/25	$ 10.78
17793	2671 - KIM, ROBERT	$ 500.00	Refund/Recycling Deposit/CDD-25-167/9962 Madrid Circle	Rfd 8/1/25	$ 500.00
17794	2243 - KOBACK, KRISTY	$ 154.00	Refund/Duplicate Permit Fee #BS-24-591 & BS-24-568	Rfd 8/1/25	$ 154.00
17795	2668 - LARA, JOHN	$ 500.00	Refund/Recycling Deposit/CDD-25-217/5551 Lime Ave	Rfd 8/1/25	$ 500.00
17796	2680 - LI, MARY	$ 711.00	Refund/Permit #BS-25-582	Rfd 8/1/25	$ 711.00

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17797	2670 - MANDAPAT, EDEN	$ 500.00			
			Refund/Recycling Deposit/CDD-25-127/10352 Lorraine Lane	Rfd 8/1/25	$ 500.00
17798	2669 - MARKS, LARRY	$ 499.99			
			Refund/Recycling Deposit/CDD-25-108/8921 Watson St	Rfd 8/1/25	$ 499.99
17799	2676 - MCKAY, MICHAEL	$ 500.00			
			Refund/Recycling Deposit/CDD-24-31/6135 Palau St	Rfd 8/1/25	$ 500.00
17800	2679 - MICHELS, LINDA	$ 55.00			
			Refund/Alarm Permit #20-552183	Rfd 8/1/25	$ 55.00
17801	116005 - PERS - PUBLIC EMPLOYEES RETIREMENT SYS	$ 197,723.67			
			Med Insurance/City & Dist 8/25	17992236	$ 197,723.67
17802	116005 - PERS - PUBLIC EMPLOYEES RETIREMENT SYS	$ 16,982.80			
			Med Insurance/West Comm 8/25	17992447	$ 16,982.80
17803	2677 - ALATRISTE, ANGEL REYES	$ 500.00			
			Refund/Recycling Deposit/CDD-25-109/5037 Hanover Cir	Rfd 8/1/25	$ 500.00
17804	2675 - TURPIN, TYLER	$ 500.00			
			Refund/Recycling Deposit/CDD-25-146/4525 Wellington Ct	Rfd 8/1/25	$ 500.00
17805	2673 - UNITED HOME REMODELING	$ 132.76			
			Refund/Plan Check Fees BS-25-898	Rfd 8/1/25	$ 132.76
17806	1247 - HdL HINDERLITER, DE LLAMAS AND ASSOCIATES	$ 1,264.80			
			Svc/Business License Tax Admin 6/25	JUN25	$ 1,264.80
17807	2682 - STYLE, BRANDON	$ 4,542.00			
			Refund/Recycling Deposit/CDD-25-63/10833 Valley View St	Rfd 8/1/25	$ 4,542.00
17808	128823 - PETTY CASH	$ 12.00			
			Parking/Warland Investments Meeting/AV 5/29	53459	$ 12.00
17809	128823 - PETTY CASH	$ 84.00			
			Svc/Dry Clean/Tablecloths(14)/Next Up! Event 6/24	53462	$ 84.00
17810	128823 - PETTY CASH	$ 633.00			
			Reimb/PD SIU Petty Cash 7/1/24-6/30/25	2024-25	$ 633.00
17811	128823 - PETTY CASH	$ 90.00			
			Svc/Dry Clean Tablecloths(15)/Sr Center 5/30	53345	$ 90.00
17812	128823 - PETTY CASH	$ 96.00			
			Svc/Dry Clean Tablecloths(16)/Sr Center 6/3	53344	$ 96.00
17813	128823 - PETTY CASH	$ 20.25			
			W/C Disinfectant Wipes(5 Cans) 1/17	53361	$ 20.25
17814	128823 - PETTY CASH	$ 30.15			
			W/C Disinfectant Wipes(8 Cans) 3/8	53362	$ 30.15
17815	128823 - PETTY CASH	$ 20.53			
			W/C Disinfectant Wipes(5 Cans) 4/28	53363	$ 20.53
17816	128823 - PETTY CASH	$ 59.95			
			W/C Food/PD Open House Giveaways 6/10	53364	$ 59.95
17817	128823 - PETTY CASH	$ 23.14			
			W/C Postage/Return POST Testing 6/18	53365	$ 23.14
17818	128823 - PETTY CASH	$ 45.00			
			PD Svc/Dry Clean/Tablecloths(7)/Open House 5/19	53412	$ 45.00
68117	2622 - HERNANDEZ, DANIEL	$ 1,800.00			
			Perform/Music/Concert on the Green 6/13	0142	$ 1,800.00
68118	2071 - THAT SOUND GUY DARREN KNOWLES	$ 1,725.00			
			Svc/Audio & Lighting/Concerts on the Green 6/13	92	$ 1,725.00
68119	1346 - A1 TEST ONLY & SMOG	$ 120.00			
			Svc/Smog Test/Unit #123	1312811 5/30/25	$ 40.00
			Svc/Smog Test/Unit #141	1203908 4/10/25	$ 40.00
			Svc/Smog Test/Unit #145	1264552 5/30/25	$ 40.00

City of Cypress
Payment Register
06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68120	100681 - ADVANCED ALARM & FIRE INC	$ 775.00			
			Install/Updated Alarms/Community Center 5/21	5578	$ 775.00
68121	1570 - ADVANTAGE COLOR GRAPHICS ADVANTAGE MAILING, LLC	$ 284.73			
			Svc/Print/Concert on the Green Flyers(300) 5/30	232928	$ 284.73
68122	130335 - AKM CONSULTING ENGINEERS	$ 68,935.00			
			Design/Pump Station #1 5/25	0013493	$ 54,371.50
			Design/Sewer Systems Mgmt Plan Update & Audit 5/25	0013470	$ 14,563.50
68123	100723 - ALESHIRE & WYNDER, LLP	$ 28,600.47			
			Legal Svc/CA Aware 4/25	95529	$ 1,842.00
			Legal Svc/Code Enforcement 4/25	95526	$ 280.00
			Legal Svc/Engineering 4/25	95522	$ 1,442.90
			Legal Svc/Finance 4/25	95523	$ 137.50
			Legal Svc/General Admin 4/25	95518	$ 3,492.50
			Legal Svc/Housing 4/25	95527	$ 767.50
			Legal Svc/HR 4/25	95520	$ 1,442.90
			Legal Svc/Marquez 4/25	95533	$ 6,347.20
			Legal Svc/Planning 4/25	95521	$ 1,679.00
			Legal Svc/Police 4/25	95525	$ 3,602.50
			Legal Svc/Recreation 4/25	95524	$ 577.50
			Legal Svc/Refuse 4/25	95528	$ 122.80
			Litigation Svc/General Admin 4/25	95519	$ 724.57
			Litigation Svc/Ihrig 4/25	95532	$ 276.70
			Litigation Svc/Kyler 4/25	95534	$ 5,711.40
			Litigation Svc/Morris 4/25	95531	$ 122.80
			Litigation Svc/Youngsma 4/25	95530	$ 30.70
68124	2627 - ALIVANDI, ARASHK	$ 264.00			
			Meals/Emergency Vehicle Operations Course 4/6-4/12	Reimb 6/20/25	$ 264.00
68125	122455 - ALL AMERICAN SIGN CO, INC	$ 90.84			
			Update Banners(3)/Concerts on the Green 5/21	57346	$ 45.42
			Update Banners(3)/Salute to America 6/4	57421	$ 45.42
68126	105442 - ALL CITY MANAGEMENT SERVICE INC	$ 17,160.34			
			Crossing Guard Svcs(27 Hrs)/Orange & Grindlay 5/11-5/24	101510(A)	$ 694.98
			Crossing Guard Svcs(639.68 Hrs) 5/11-5/24	101510	$ 16,465.36
68127	2507 - AMPERAGE SECURITY INC	$ 880.00			
			Svc/Program & Rewire Doors/City Hall 5/1	1111	$ 880.00
68128	1097 - AMS LLC CORE BUSINESS TECHNOLOGIES	$ 444.76			
			PD Credit Card Machine(1)/Front Counter 5/19	INV31392	$ 444.76
68129	1200 - ANNEALTA GROUP	$ 4,960.00			
			Svc/City Planner 5/25	497-3587	$ 4,960.00
68130	2592 - APEX GOLF CARTS JC ENTERPRISES INTL LLC	$ 1,158.31			
			Rent/Golf Carts(2)/Salute to America 6/27	18467	$ 1,158.31
68131	2332 - ARCHAMBAULT INVESTIGATIONS & POLYGRAPH	$ 250.00			
			PD Svc/Polygraph(1) 5/26	2025-003	$ 250.00
68132	110860 - AT&T	$ 1,731.80			
			Svc/Internet 5/25	000023558771	$ 411.13
			W/C Svc/Priority Radio Line 5/25	000023559929	$ 1,320.67
68133	110860 - AT&T	$ 1,114.26			
			Cell Svc/PD 5/25	5/25(J)	$ 1,114.26
68134	110860 - AT&T	$ 4.43			
			2481347232-Admin Phone Svc 6/25	6/25	$ 4.43
68135	110860 - AT&T	$ 63.16			
			9391033695-Civic Center Phone Svc 5/25	5/25(I)	$ 63.16
68136	109327 - BEE REMOVERS - HONEYCOTT, INC	$ 280.00			
			Svc/Bee Removal(2 Sites) 5/16	603348	$ 280.00

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68137	2625 - BEEMAN, WILLIAM RADIO ROYALTY	$ 2,400.00			
			Perform/Music/Concert on the Green 6/20	366	$ 2,400.00
68138	1822 - BENEFITS COORDINATORS CORPORATION BCC	$ 9,358.33			
			Insurance/Life/LTD/STD/Optional 7/25	16799	$ 9,358.33
68139	1822 - BENEFITS COORDINATORS CORPORATION BCC	$ 774.53			
			Insurance/Vision Claims/City & Dist 5/25	B0J9N2	$ 774.53
68140	2466 - BLACK BOX SAFETY, INC	$ 3,437.12			
			PD Ballistic Vests(6)/CP & CM & NT & JC & JO & RT 5/23	10001538	$ 3,437.12
68141	1600 - BRIGHTVIEW LANDSCAPE SERVICES, INC	$ 31,639.99			
			Svc/Landscape/Berm 5/25	9342286	$ 3,080.00
			Svc/Landscape/Citywide 5/25	9342285	$ 28,559.99
68142	866 - C3 OFFICE SOLUTIONS	$ 15.61			
			W/C Copier Svc/Supplies 5/3-6/2	INV200236	$ 15.61
68143	103141 - CA FORENSIC PHLEBOTOMY, INC	$ 430.17			
			PD Blood/Alcohol Tests(3) 5/25	2922	$ 430.17
68144	2137 - CALIFORNIA SAFETY AGENCY RECON INDUSTRIES INC	$ 1,736.00			
			Svc/Restroom & Tennis Court Lockup 5/25	3604-174	$ 1,736.00
68145	122396 - CARRILLO, JUAN	$ 48.00			
			Meals/Background Investigation Course 4/22-4/25	Reimb 6/20/25	$ 48.00
68146	123012 - CHARLES ABBOTT ASSOCIATES	$ 11,845.00			
			Svc/Fats, Oil & Grease/NPDES Inspections 5/25	68980	$ 8,325.00
			Svc/Water Quality Mgmt/Plan Checks 5/25	68981	$ 3,520.00
68147	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 144.59			
			Svc/Cable TV 6/10-7/9	188680601060725	$ 144.59
68148	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 563.75			
			W/C Svc/Internet 5/25	218496501060125	$ 563.75
68149	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 1,295.17			
			W/C CAD/RMS Ethernet Connection 6/5-7/4	187630201060125	$ 1,295.17
68150	1589 - CITY OF LA HABRA-NORTH SPA	$ 399,758.00			
			North OC Navigation Center/Shared Operating Costs 2024-25	2024-25	$ 399,758.00
68151	2035 - COMMUNICATIONS LAB BARRIOS & ASSOCIATES, LLC	$ 21,187.50			
			Svc/City Strategic Communications Support 5/25	25-1135	$ 10,000.00
			Svc/City Strategic Rebranding 5/25	25-1137	$ 6,187.50
			Svc/Recreation Strategic Communication Support 5/25	25-1136	$ 5,000.00
68152	1617 - CONTROL AIR ENTERPRISES LLC	$ 498.66			
			Svc/Troubleshoot Boiler Alarm/Library 1/22	3095472	$ 498.66
68153	1439 - CORODATA MEDIA STORAGE, INC	$ 154.76			
			Offsite Data Storage 5/25	DS1311942	$ 154.76
68154	115003 - COUNTY OF ORANGE	$ 6,428.00			
			Parking Violations 5/25	5/25	$ 6,428.00
68155	115003 - COUNTY OF ORANGE	$ 1,104.51			
			PD Svc/OC Automated Telecommunications System 5/25	SH71526	$ 1,104.51
68156	115003 - COUNTY OF ORANGE	$ 1,490.00			
			PD Svc/Automated Fingerprint Identification System 5/25	SH71556	$ 1,490.00
68157	115003 - COUNTY OF ORANGE	$ 69.50			
			W/C Repair/Radio/Dispatch 4/25	STTM003010	$ 69.50
68158	2575 - CREATIVE DISPLAYS	$ 4,959.11			
			Final/Holiday Tree(1)/Tree Topper(1)/Holiday Sing 5/13	62295	$ 4,959.11
68159	101 - CROSSTOWN ELECTRICAL & DATA, INC	$ 183,524.02			
			Install/Traffic Signal System/Citywide 4/25	5277001	$ 101,484.95
			Install/Traffic Signal System/Citywide 5/25	5277002	$ 82,039.07
68160	116854 - DATA TICKET INC-MSB	$ 1,627.91			
			Parking Citation Processing 5/25	180139	$ 1,627.91

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68161	100707 - DEPT OF JUSTICE ACCT OFFICE CASHIER UNIT	$ 224.00			
			Svc/Fingerprints(2)/City 5/25	822032	$ 64.00
			Svc/Fingerprints(5)/Recreation 5/25	822032(A)	$ 160.00
68162	110722 - DLT SOLUTIONS, LLC	$ 10,490.97			
			Sub/AutoCAD Map 3D/Engineering 6/19/25-6/18/26	SI697301	$ 10,490.97
68163	1296 - EDCO CNG	$ 1,292.08			
			Natural Gas(377.80 Gls)/Sweepers(2) 5/16-5/31	06022025-6-A	$ 1,292.08
68164	2231 - ELYSIAN ARTS & EVENTS, LLC KIMBERLY DOWNEY ESMOND	$ 5,855.85			
			Instruct/Dance 4/1-6/4	6/4/25	$ 5,855.85
68165	1488 - ENTERPRISE HOLDINGS INC	$ 4,492.32			
			PD Car Rental(1) 3/23-4/22	39069846	$ 1,228.82
			PD Car Rental(1) 3/24-4/23	39069846(B)	$ 1,220.84
			PD Car Rental(1) 4/23-5/23	39069846(V)	$ 1,220.84
			PD Car Rental(1) 4/9-5/9	39069846(A)	$ 821.82
68166	104530 - EXPERIAN	$ 100.00			
			PD Credit Reports 5/25	6000073522	$ 100.00
68167	2461 - FCG CONSULTANTS INC	$ 18,624.44			
			Inspect/5757 Plaza Drive Improvements 5/25	1135-1011F	$ 447.87
			Inspect/Concrete Rehab 5/25	1135-1011O	$ 2,501.12
			Inspect/Various Non-CIP Engineering Permits 5/25	1135-1011C	$ 9,703.85
			Inspect/Watson Street Improvements/Permit #PW-23-238 5/25	1135-1011A	$ 5,971.60
68168	1127 - FLORES, THOMAS	$ 12.00			
			Meals/De-Escalation & Tactical Decision Making 4/15	Reimb 6/20/25	$ 12.00
68169	1115 - FRONTIER	$ 3,661.22			
			W/C Phone Svc/5627955413 6/25	6/25(B)	$ 3,661.22
68170	2426 - GLORY DAYS SERVICES INC	$ 995.00			
			Photo Packages(127)/Challenger Basketball League 6/18	34027	$ 995.00
68171	2588 - GMU GEOTECHNICAL, INC	$ 23,598.00			
			Svc/Pavement Engineering/Residential Street Rehab 4/4-5/15	68087	$ 23,598.00
68172	1506 - GODOY, SERGIO	$ 48.00			
			Meals/Background Investigation Course 4/22-4/25	Reimb 6/20/25	$ 48.00
68173	119018 - GOLDEN STATE WATER COMPANY	$ 14,993.82			
			Svc/Community Center 5/25	5/25(F)	$ 703.92
			Svc/Parks Landscaping 5/25	5/25(D)	$ 2,860.80
			Svc/Parkway Maint 5/25	5/25(G)	$ 9,147.40
			Svc/Sr Center 5/25	5/25(E)	$ 121.23
			Svc/Stanton Channel Berm 5/25	5/25(C)	$ 2,160.47
68174	110049 - GREAT SCOTT TREE SERVICE INC	$ 22,184.50			
			Svc/Trim Trees(140) 5/29	56664	$ 6,771.75
			Svc/Trim Trees(24) 5/22	56616	$ 850.75
			Svc/Trim Trees(55) 5/22	56615	$ 1,738.00
			Svc/Trim Trees(66) 5/30	56694	$ 3,657.00
			Svc/Trim Trees(88) 5/20	56613	$ 4,636.50
			Svc/Trim Trees(93) 5/22	56614	$ 4,530.50
68175	110815 - GRIFFIN STRUCTURES INC	$ 40,940.49			
			Construct Mgmt/Arnold Cypress Park Rehab 5/25	GSI-CACPR448-18	$ 40,940.49
68176	1464 - HANLEY CHESS ACADEMY	$ 2,205.45			
			Instruct/Chess 4/29-6/3	6/3/25	$ 811.20
			Instruct/Chess Camp 6/9-6/13	6/13/25	$ 1,394.25
68177	103008 - HARTZOG & CRABILL	$ 3,043.75			
			Consult/Traffic Signal Cabinet Replacement 5/25	25-0201	$ 1,485.00
			Svc/Monitor Traffic Signals 5/25	25-0200	$ 1,558.75
68178	2580 - HELM, AMY DEBOOM JUMP ACTION	$ 900.00			
			Rent/Obstacle Courses(2)/Salute to America 6/27	62725	$ 900.00

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68179	117233 - HOME DEPOT CREDIT SVC-REC #0720	$ 132.81			
			Supplies/Arnold Cypress Park Office 5/6	5610404	$ 132.81
68180	2394 - HUGHES, JAMES WESTERN INTEGRATED SYSTEMS	$ 1,135.00			
			PD Software Maint/Scanner 3/18/25-3/17/26	250411	$ 1,135.00
68181	102993 - ITERIS, INC	$ 40,859.50			
			Inspect/Traffic Signal Cabinet Project 4/25	181157	$ 33,609.50
			Svc/Maintain CCTV Network 5/25	181340	$ 7,250.00
68182	2483 - JL GROUP, LLC JEFFRY L JOHNSON	$ 3,600.00			
			PD Svc/Background Check(1) 4/14	BG25006	$ 1,800.00
			PD Svc/Background Check(1) 5/29	BG25010	$ 1,800.00
68183	2417 - KIDZ TALENT ACADEMY LLC ANIYAH WILLIAMS	$ 526.50			
			Instruct/Gymnastics & Tumbling 5/22-6/5	6/5/25	$ 526.50
68184	1588 - L.N. CURTIS AND SONS-CURTIS BLUE LINE	$ 766.57			
			PD Safety Gear/(4)/CR & CS & DN & JJ 6/2	INV955076	$ 163.91
			PD Safety Gear/CReynolds 5/29	INV953978	$ 185.07
			PD Uniform & Safety Gear/DNguyen 6/5	INV957105	$ 417.59
68185	2628 - LEE, JESSICA	$ 264.00			
			Meals/Emergency Vehicle Operations Course 4/6-4/12	Reimb 6/20/25	$ 264.00
68186	1779 - LINSCOTT LAW & GREENSPAN ENGINEERS LG2WB	$ 45,432.00			
			Svc/Traffic Engineering 2/25	14394-00163	$ 10,080.00
			Svc/Traffic Engineering 3/25	14394-00164	$ 8,664.00
			Svc/Traffic Engineering 4/25	14394-00166	$ 13,496.00
			Svc/Traffic Engineering 5/25	14394-00167	$ 13,192.00
68187	2629 - LOPEZ, ANDRES	$ 264.00			
			Meals/Emergency Vehicle Operations Course 4/6-4/12	Reimb 6/20/25	$ 264.00
68188	112017 - LOS ALTOS TROPHY CAL-LINE INVESTMENTS	$ 74.24			
			Gavels/Rec Commissioner(1)/Senior Commissioner(1) 6/6	98334	$ 74.24
68189	2172 - MCCORMACK, JULIA	$ 60.00			
			Meals/Field Training Officer 5/19-5/23	Reimb 6/20/25	$ 60.00
68190	914 - MCSHANE, CHRISTOPHER	$ 120.00			
			Meals/Supervisory Course 4/7-4/18	Reimb 6/20/25	$ 120.00
68191	778 - MERMER, TERRY	$ 36.00			
			Meals/Field Training Officer Update 4/8-4/10	Reimb 6/20/25	$ 36.00
68192	122124 - MIKE RAAHAUGE SHOOTING ENTERPRISES	$ 25.00			
			PD Svc/Shooting Range(1)/SWAT 5/20	2097	$ 25.00
68193	109269 - MILES, HILDA	$ 1,059.50			
			Instruct/Hula Dance 4/29-6/5	6/5/25	$ 1,059.50
68194	80 - MORRIS, LETICIA	$ 249.60			
			Instruct/Zumba 5/3-5/31	5/31/25	$ 249.60
68195	129724 - NAPA AUTO PARTS - SO CAL AUTO & TRUCK PARTS INC	$ 1,677.63			
			Battery Charger(1) 5/23	484541	$ 304.92
			Brake Rotors(2)/Disc Pads(3)/Misc 4/25	482936	$ 600.92
			Rotors(4)/Disc Pads(2)/Misc 5/27	484618	$ 771.79
68196	108944 - ODP BUSINESS SOLUTIONS OFFICE DEPOT	$ 406.20			
			Supplies/Citywide 5/25	6/20/25	$ 406.20
68197	842 - PARKINK	$ 749.82			
			Rashguards(25)/Summer Staff 6/4	30326	$ 749.82
68198	492 - PAUL'S CAR WASH & LUBE CENTER-FIRESTONE HAND WASH	$ 1,173.00			
			Svc/Car Wash/PD(45)/Rec(3)PW(1) 4/25	2181	$ 564.51
			Svc/Car Wash/PD(51)/PW(1) 5/25	2182	$ 608.49
68199	1970 - PERFORMANCE PICKLEBALL, LLC	$ 351.00			
			Instruct/Pickleball Adult 5/4-6/8	6/8/25	$ 351.00

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68200	2623 - PRIMO BRANDS CORP	$ 349.21			
			Comm Center Bottled Water 4/25	05E8710321118	$ 70.84
			PD Bottled Water 4/25	05E8710163639	$ 214.03
			Sr Center Bottled Water 4/25	05E8710321117	$ 21.45
			W/C Bottled Water 5/25	05F8710320455	$ 42.89
68201	109096 - S.C. SIGNS & SUPPLIES, LLC	$ 752.10			
			Paints(30 Gls)/Streets 7/26	250133	$ 752.10
68202	1975 - SAFELITE FULFILLMENT INC	$ 220.61			
			Replace/Windshield/Unit #117	01831-954805	$ 220.61
68203	106893 - SAFESHRED	$ 40.00			
			W/C Svc/Shredding 5/6	361444	$ 40.00
68204	2194 - SAFETY-KLEEN SYSTEMS, INC	$ 30.00			
			Svc/Disposal/Used Oil 3/11	96777226	$ 30.00
68205	939 - SKYHAWKS SPORTS ACADEMY, INC	$ 3,294.06			
			Instruct/Basketball Camp 5/9-6/6	6/6/25	$ 1,247.35
			Instruct/Multi-Sport/Soccer 3/29-6/7	6/7/25	$ 2,046.71
68206	119051 - SMART & FINAL (REC & PARKS)	$ 315.47			
			Food/Playground/Kids Night Out 5/13	20008802 5/13/25	$ 25.16
			Food/Staff Inservice Training 5/30	20006401 5/30/25	$ 11.97
			Food/Youth Sports Camp 5/29	20011301 5/29/25	$ 14.99
			Supplies/Arnold Cypress Park Grand Opening 5/6	20019103 5/6/25	$ 107.98
			Supplies/Day Camp 5/27	20017702 5/27/25	$ 27.16
			Supplies/Playground 5/27	20017801 5/27/25	$ 49.98
			Supplies/Playground 5/8	20007601 5/8/25	$ 34.78
			Supplies/Sr Center 5/30	20006301 5/30/25	$ 14.12
			Supplies/Youth Action Committee Recognition 5/6	20030802 5/6/25	$ 29.33
68207	108459 - SMART & FINAL-POLICE ACCT	$ 736.52			
			Food/PD Open House 5/12	002501 5/12/24	$ 106.34
			Food/PD Open House 5/14	002401 5/14/25	$ 30.97
			PD Evidence Bags(1.5K) 5/28	012901 5/26/25	$ 65.22
			PD Evidence Bags(600) 5/28	012101 5/26/25	$ 108.73
			PD Evidence Bags(600) 5/28	016001 5/26/25	$ 109.23
			Supplies/PD Breakroom 5/15	006001 5/15/25	$ 210.69
			Supplies/PD Breakroom 5/29	002201 5/29/25	$ 105.34
68208	119016 - SO CAL EDISON	$ 93,211.33			
			700351486618 Svc/Willow Park 5/25	5/25(C)	$ 379.01
			700370018870 - Svc/Traffic Signal 5/25	5/25(E)	$ 108.89
			700428641933 Svc/Mackay Park 5/25	5/25(D)	$ 108.84
			700921885822 - Svc/Arnold Cypress Park 5/25	5/25(B)	$ 5,448.26
			Svc/Citywide 4/11-5/12	4/11/25-5/12/25	$ 87,166.33
68209	543 - SORVILLO, BRYAN	$ 8,565.25			
			Instruct/Group Tennis 5/5-6/6	6/6/25	$ 8,453.25
			Instruct/Private Tennis 5/25	5/25	$ 112.00
68210	1279 - SOUTHERN CALIFORNIA SHREDDING, INC	$ 65.00			
			PD Svc/Shredding 6/2	283092	$ 65.00
68211	116238 - STAPLES BUSINESS ADVANTAGE	$ 259.28			
			Supplies/Citywide 5/25	6/20/25	$ 259.28
68212	122963 - STERICYCLE INC	$ 47.86			
			PD Med Waste Removal 6/25	8010906884	$ 47.86
68213	1330 - SUPERIOR PROPERTY SERVICES, INC-SUPERIOR GRAFFITI	$ 7,161.00			
			Svc/Graffiti Removal/Streets & Parks 5/25	18434	$ 7,161.00
68214	111309 - TAVERAS, RAFAEL	$ 60.00			
			Meals/Arrest & Control Instructor 5/12-5/16	Reimb 6/20/25	$ 60.00

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68215	2071 - THAT SOUND GUY DARREN KNOWLES	$ 3,675.00			
			Svc/Audio & Lighting/Concerts on the Green 6/20	93	$ 1,725.00
			Svc/Audio & Lighting/Concerts on the Green 6/27	94	$ 1,950.00
68216	588 - THE COUNSELING TEAM INTERNATIONAL	$ 1,300.00			
			PD Psych Eval(1) 5/29	INV104736	$ 300.00
			PD Svc/Employee Counseling 6/25	INV104756	$ 1,000.00
68217	2452 - THE DREAMBOATS BAND LLC	$ 2,500.00			
			Perform/Music/Salute to America 6/27	6/27/25	$ 2,500.00
68218	2067 - THE ORIGINAL GOODIE'S UNIFORM	$ 95.26			
			PD Safety Gear/HArellano 5/27	21947	$ 95.26
68219	851 - THE UPS STORE, #5882	$ 200.00			
			Svc/Fingerprints(1)/Rec Volunteers 5/25	6/12/2025(A)	$ 25.00
			Svc/Fingerprints(2)/City 5/25	6/12/2025	$ 50.00
			Svc/Fingerprints(5)/Recreation 5/25	6/12/2025(B)	$ 125.00
68220	2070 - TWIST AND SHOUT EVENTS, INC	$ 1,750.00			
			Svc/Air Brush & Face Paint Artists/Salute to America 6/27	462710618946585	$ 1,750.00
68221	127207 - UNDERGROUND SVS ALERT OF SO CA	$ 130.25			
			Svc/DigAlert Tickets 5/25	520250234	$ 130.25
68222	1139 - UNIFIRST CORP	$ 828.82			
			Uniforms/Mats & Towels 5/25	5/25	$ 828.82
68223	100308 - UNITED MAINTENANCE SYSTEMS	$ 23,712.00			
			Svc/Custodial/City Facilities 5/25	16013	$ 6,925.00
			Svc/Custodial/Lexington Park 5/25	16014(A)	$ 1,250.00
			Svc/Custodial/Park Facilities 5/25	16015	$ 8,650.00
			Svc/Custodial/Park Restrooms(6) 5/25	16014	$ 6,887.00
68224	2240 - UNIVERSAL WASTE SYSTEMS	$ 600.00			
			Svc/Porta-Potties(3)/Maint Yard 5/15 & 5/21	0003901717	$ 600.00
68225	102969 - VERA, NORMA	$ 100.00			
			Reimb/Supplies/Going Away Party/KG 6/12	Reimb 6/20/25	$ 100.00
68226	1992 - VOORHEES, RONDA	$ 786.50			
			Instruct/Piano 5/5-6/2	6/2/25	$ 786.50
68227	1993 - WATANABE , BRYCE I	$ 1,934.40			
			Instruct/Karate 4/28-6/4	6/4/25	$ 1,934.40
68228	2491 - WELLS FARGO FINANCIAL LEASING, INC	$ 188.43			
			W/C Rental/Copier 6/6-7/5	5034456748	$ 188.43
68229	112149 - WESTERN EXTERMINATOR COMPANY	$ 460.00			
			Svc/Pest Control/Citywide 5/25	558716C	$ 460.00
68230	1962 - WEX HEALTH INC	$ 82.50			
			Admin Fee/FSA 5/25	0002171197IN	$ 82.50
68231	2284 - WURSTHORN, JOSHUA	$ 12.00			
			Meals/Tactical Emergency Casualty Care 5/30	Reimb 6/20/25	$ 12.00
68232	2273 - YOUNG REMBRANDTS NORTH ORANGE COUNTY BI DAN YU	$ 322.40			
			Instruct/Youth Drawing 5/6-6/7	6/7/25	$ 322.40
68233	2450 - Z3 SAFETY ACME WORKPLACE SAFETY	$ 125.00			
			Svc/Replenish First Aid Kit/Maint 5/8	INV-9463	$ 125.00
68234	0 - BONANNI DEVELOPMENT	$ 13,600.00			
			Refund/Block Wall Permit #DRC3081/4662 Lincoln Ave	Rfd 6/20/25	$ 13,600.00
68235	0 - BROLCHINO, MATTHEW	$ 300.00			
			Refund/Facility Deposit/Contract #10348	Rfd 6/20/25	$ 300.00
68236	0 - CHIU, LAI WAH	$ 189.00			
			Refund/Golf Camp 6/9-6/13	Rfd 6/20/25	$ 189.00
68237	0 - COMMUNITY OF THE WORD	$ 300.00			
			Refund/Facility Deposit/Contract #10378	Rfd 6/20/25	$ 300.00

City of Cypress
Payment Register
06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68238	0 - CYPRESS FRIDAY NIGHT LIGHTS	$ 150.00			
			Refund/Facility Deposit/Contract #9628	Rfd 6/20/25	$ 150.00
68239	0 - GUTIERREZ, JOSEPH	$ 500.00			
			Refund/Recycling Deposit/CDD-25-58/10152 Beaver Circle	Rfd 6/20/25	$ 500.00
68240	0 - HODGES, JANICE	$ 300.00			
			Refund/Facility Deposit/Contract #10088	Rfd 6/20/25	$ 300.00
68241	0 - MATISON, MARTHA	$ 500.00			
			Refund/Recycling Deposit/11654 Blackmer	Rfd 6/20/25	$ 500.00
68242	0 - PARIKH, MEGHNA	$ 382.00			
			Refund/Camp Cypress & Excursion 7/21-7/25	Rfd 6/20/25	$ 382.00
68243	0 - RODRIGUEZ, RICHARD	$ 500.00			
			Refund/Facility Deposit/Contract #9982	Rfd 6/20/25	$ 500.00
68244	0 - SANDERS, SHARONDA	$ 500.00			
			Refund/Facility Deposit/Contract #9722	Rfd 6/20/25	$ 500.00
68245	0 - SONG, EMILY	$ 150.00			
			Refund/Camp Cypress 6/30-7/3	Rfd 6/20/25	$ 150.00
68246	2071 - THAT SOUND GUY DARREN KNOWLES	$ 1,725.00			
			Svc/Audio & Lighting/Concert on the Green 6/20	Ck#68215 Reissue	$ 1,725.00
68247	2071 - THAT SOUND GUY DARREN KNOWLES	$ 1,950.00			
			Svc/Audio & Lighting/Salute to America 6/27	Reissue Ck#68215	$ 1,950.00
68248	115003 - COUNTY OF ORANGE	$ 13,815.50			
			CDBG Program Income/Benavidez 2024-25	2024-25	$ 5,815.50
			CDBG Program Income/Hamilton 2024-25	2024-25(A)	$ 8,000.00
68249	945 - 4ALL PROMOS, LLC	$ 353.12			
			PD Imprinted Journals(100)/Volunteers In Policing 6/16	1728812	$ 353.12
68250	106914 - ADMINSURE	$ 3,689.00			
			Workers Comp Claims Admin 7/25	17959	$ 3,689.00
68251	123456 - ADS CONSULTING GROUP INC	$ 237.50			
			Consult/Network 5/30-6/5	206645	$ 237.50
68252	100681 - ADVANCED ALARM & FIRE INC	$ 2,027.20			
			Replace/Alarm Batteries(5)/City Hall 4/4	5452	$ 805.00
			Replace/Panic Button Batteries(14)/City Hall 6/2	5619	$ 797.20
			Svc/Test Alarm System/City Hall 6/2	5606	$ 425.00
68253	130335 - AKM CONSULTING ENGINEERS	$ 8,532.00			
			Consult/Hydrology & Sewer Study/LART Development 4/25	0013422	$ 6,129.50
			Consult/Hydrology & Sewer Study/LART Development 5/25	0013461	$ 2,402.50
68254	129660 - ALAN'S LAWNMOWER & GARDEN SUPPLY	$ 898.16			
			Chain Lubricant(1 Gl) 6/4	87026(B)	$ 22.37
			Timmer String(4 Spools) 6/4	87026(A)	$ 116.42
			Trimmers(2)/Chain Link Fence Loops(10) 6/4	87026	$ 759.37

City of Cypress
Payment Register
06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68255	100723 - ALESHIRE & WYNDER, LLP	$ 52,743.52			
			Legal Svc/CA Aware 5/25	96332	$ 6,508.40
			Legal Svc/Engineering 5/25	96325	$ 6,731.00
			Legal Svc/Finance 5/25	96326	$ 55.00
			Legal Svc/General Admin 5/25	96320	$ 4,228.00
			Legal Svc/Housing 5/25	96329	$ 4,789.20
			Legal Svc/HR 5/25	96323	$ 7,199.40
			Legal Svc/Makkouk 5/25	96331	$ 1,227.41
			Legal Svc/Marquez 5/25	96334	$ 3,692.85
			Legal Svc/Planning 5/25	96324	$ 1,011.00
			Legal Svc/Police 5/25	96328	$ 8,159.16
			Legal Svc/Recreation 5/25	96327	$ 936.00
			Legal Svc/Refuse 5/25	96330	$ 245.60
			Litigation Svc/General Admin 5/25	96322	$ 125.30
			Litigation Svc/Kyler 5/25	96335	$ 7,558.90
			Litigation Svc/Youngsma 5/25	96333	$ 276.30
68256	105442 - ALL CITY MANAGEMENT SERVICE INC	$ 10,172.19			
			Crossing Guard Svcs(395.19 Hrs) 5/25-6/7	101922	$ 10,172.19
68257	1403 - ALL STAR ELITE SPORTS	$ 1,024.50			
			Shirts(117)/Challenger Basketball 6/24	5131	$ 1,024.50
68258	2351 - ASPHALT, FABRIC & ENGINEERING, INC	$ 63,094.10			
			Retention/Install/Synthetic Turf/AC Park Rehab	52062-RET	$ 63,094.10
68259	110860 - AT&T	$ 2,228.77			
			Cell Svc/Maint 6/25	6/25(E)	$ 60.82
			PD CIB Callyo Body Wire 6/25	6/25(B)	$ 61.82
			PD Svc/Mobile Data 6/25	6/25(F)	$ 1,996.46
			Svc/Planning iPads 6/25	6/25(C)	$ 66.44
			Wireless Svc/Sewer Truck & Myra Pump Station #2 6/25	6/25(D)	$ 43.23
68260	110860 - AT&T	$ 3,343.68			
			9391033694-PW Phone Svc 5/25	5/25(K)	$ 155.40
			9391033696-PD Phone Svc 6/25	6/25(A)	$ 31.58
			Phone Svc/Multi-Line 5/13-6/12	5/13/25-6/12/25	$ 3,156.70
68261	100033 - BREA, CITY OF	$ 900.00			
			Dues/OC City Managers Assoc/PG 7/1/25-6/30/26	Dues 2025-26	$ 500.00
			Reg/OC City Managers Assoc Holiday Lunch/PG & AF & SS & CD 12/25	Reg(4) 2025	$ 400.00
68262	2421 - CAL-STATE SITE SERVICES CS TRANSIT LEASING, INC	$ 3,538.56			
			Rent/Fencing(6 Panels)/Lexington Park 6/23-12/22	306992	$ 3,538.56
68263	111882 - CALIFORNIA YELLOW CAB CORP	$ 7,395.00			
			Sr Center/Nutrition Program 5/25	5503025	$ 1,455.00
			Taxi Vouchers/Sr Center 5/25	5501025	$ 5,940.00
68264	1008 - CERTIFIX LIVE SCAN	$ 52.00			
			W/C Svc/Fingerprinting(1) 5/24	104235	$ 52.00
68265	123012 - CHARLES ABBOTT ASSOCIATES	$ 283,664.94			
			Building Inspection and Plan Check Services 3/25	68784	$ 91,499.87
			Building Inspection and Plan Check Services 4/25	68909	$ 70,987.43
			Building Inspection and Plan Check Services 5/25	68997	$ 77,772.64
			Svc/Engineering Plan Checks 3/25	68723	$ 7,040.00
			Svc/Engineering Plan Checks 4/25	68845	$ 9,130.00
			Svc/National Pollutant Discharge Elimination/Program Mgmt 4/25	68848	$ 14,365.00
			Svc/National Pollutant Discharge Elimination/Program Mgmt 5/25	68982	$ 12,870.00
68266	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 1,568.99			
			Svc/Internet Access 6/16-7/15	187625401061425	$ 1,568.99
68267	115003 - COUNTY OF ORANGE	$ 5,921.52			
			W/C Svc/Console/Radio Upgrade/Dispatch 9/9	SH71585	$ 5,921.52

City of Cypress
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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68268	115003 - COUNTY OF ORANGE	$ 1,104.51			
			PD Svc/OC Automated Telecommunications System 6/25	SH71678	$ 1,104.51
68269	115003 - COUNTY OF ORANGE	$ 1,490.00			
			PD Svc/Automated Fingerprint Identification System 6/25	SH71628	$ 1,490.00
68270	115003 - COUNTY OF ORANGE	$ 15,797.68			
			Agreement/Animal Shelter 4/1/25-6/30/25	AC2590082	$ 15,797.68
68271	105412 - DEPT OF INDUSTRIAL RELATIONS	$ 675.00			
			Svc/Elevator Inspection/Council Chambers 3/26	S2182935SN	$ 675.00
68272	1296 - EDCO CNG	$ 1,523.61			
			Natural Gas(445.50 Gls)/Sweepers(2) 6/1-6/15	06172025-6A	$ 1,523.61
68273	110078 - EMBLEM ENTERPRISES INC	$ 310.90			
			PD Uniform Patches(50)/SWAT 6/12	954397	$ 310.90
68274	2508 - EWING IRRIGATION PRODUCTS INC	$ 91.46			
			Irrigation Controller(1) 6/17	26484322	$ 91.46
68275	2461 - FCG CONSULTANTS INC	$ 81,981.12			
			Inspect/Project Mgmt/PW Engineering 5/25	1135-1011M	$ 13,091.76
			Inspect/Project Mgmt/PW Maintenance 5/25	1135-1011N	$ 9,876.24
			Inspect/Residential Street Rehab 4/25	1135-1010H	$ 36,394.30
			Inspect/Residential Street Rehab 5/25	1135-1011H	$ 10,354.02
			Inspect/Roof Reconstruction/PD & City Hall 5/25	1135-1011G	$ 12,264.80
68276	106039 - FEDERAL EXPRESS CORP	$ 45.97			
			Svc/First American Title/Olson Subordination Agreement 6/10	889290842	$ 45.97
68277	798 - FORENSIC NURSE SPECIALISTS, INC	$ 600.00			
			PD Assault Exam(1)/DR 325-01071 5/10	6253	$ 600.00
68278	1115 - FRONTIER	$ 76.46			
			7148996947 - Phone Svc/Sewers 7/25	7/25	$ 76.46
68279	119018 - GOLDEN STATE WATER COMPANY	$ 95,082.07			
			Svc/Arnold Cypress Park 5/25	5/25(H)	$ 535.13
			Svc/Athletic Fields 5/25	5/25(O)	$ 13,129.05
			Svc/Civic Center 5/25	5/25(M)	$ 6,223.60
			Svc/Community Center 5/25	5/25(L)	$ 54.74
			Svc/Lexington Park 5/25	5/25(J)	$ 3,371.53
			Svc/Maint Yard Landscaping 5/25	5/25(I)	$ 49.87
			Svc/Parks Landscaping 5/25	5/25(P)	$ 41,501.58
			Svc/Parkway Maint 4/25-6/25	4/25-6/25	$ 358.03
			Svc/Parkway Maint 5/25	5/25(Q)	$ 11,261.60
			Svc/Parkway Maint 6/25	6/25(A)	$ 15,230.48
			Svc/Sr Center 5/25	5/25(K)	$ 1,232.31
			Svc/Stanton Channel Berm 5/25	5/25(N)	$ 909.23
			Svc/Storm Drain 6/25	6/25	$ 1,224.92
68280	1018 - GREEN HALO SYSTEMS INC-WASTETRACKING.COM	$ 344.00			
			Svc/Waste Tracking System 5/25	5687	$ 344.00
68281	1464 - HANLEY CHESS ACADEMY	$ 760.50			
			Instruct/Chess 6/16-6/20	6/20/25	$ 760.50
68282	1171 - HDL COREN & CONE	$ 3,627.50			
			Svc/Property Tax Analysis & Auditing 4/1/25-6/30/25	SIN049712	$ 3,627.50
68283	128739 - HOME DEPOT CREDIT SVC-MAINT	$ 526.42			
			Supplies/Maint 5/25	7/3/25	$ 526.42
68284	120000 - INSIGHT PUBLIC SECTOR	$ 20,431.86			
			PD Sub/Racial & Identity Profiling Act Reporting 3/25	1101268859	$ 218.88
			Software Maint/WiFi Access Points 4/24/25-4/24/28	1101281483(A)	$ 3,249.00
			Wireless Access Points(14)/Antennas(16)/Cameras(5)/Citywide 6/2	1101277478	$ 14,083.95
			Wireless Access Points(4) 6/2	1101281483	$ 2,880.03

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68285	2616 - J&A COMPANIES INC MAACO COLLISION REPAIR	$ 1,500.00			
			Repair/Front Fender & Door/Unit #621	11491	$ 1,500.00
68286	666 - JOHN'S INCREDIBLE PIZZA CO	$ 1,360.28			
			Final/Excursion/John's Incredible Pizza/Day Camp 7/9	7/9/25	$ 1,360.28
68287	111037 - KNOTTS BERRY FARM	$ 2,294.00			
			Excursion(62)/Knott's Soak City/Day Camp 7/30	7/30/25	$ 2,294.00
68288	1588 - L.N. CURTIS AND SONS-CURTIS BLUE LINE	$ 600.26			
			PD Safety Gear/Recruit CShockey	INV955955	$ 185.07
			PD Safety Gear/Recruit JJung	INV958309	$ 182.67
			PD Uniform/Recruit CShockey	INV955904	$ 232.52
68289	2560 - LANMOR SERVICES CBG MIDWEST	$ 721.25			
			Replace/Idler Pulley/Sr Center Door 3/26	INV11935	$ 721.25
68290	1779 - LINSCOTT LAW & GREENSPAN ENGINEERS LG2WB	$ 6,812.00			
			Svc/Traffic Study/LART Development 5/25	14394-00168	$ 6,812.00
68291	109290 - LONG BEACH BMW-RCA INVESTMENTS INC	$ 511.46			
			PD Svc/Replace Batteries(2)/Motor Unit #663	53225	$ 511.46
68292	112017 - LOS ALTOS TROPHY CAL-LINE INVESTMENTS	$ 28.81			
			PW Name Badges(2)/NM & DC 6/5	98295	$ 28.81
68293	933 - LSA ASSOCIATES, INC	$ 19,801.00			
			Svc/Environmental Impact Report/Tentative Tract/LART 5/25	199750	$ 19,801.00
68294	2385 - MAD SCIENCE THE JAY PARTICLE LLC	$ 2,588.30			
			Instruct/NASA Space Academy Camp 6/16-6/20	6/20/25	$ 1,882.40
			Instruct/Wings & Things Camp 6/9-6/13	6/13/25	$ 705.90
68295	111271 - MAR-CO EQUIPMENT CO	$ 872.28			
			Sweeper Throttle(1)/Flanges(2)/Misc 4/8	208004	$ 872.28
68296	724 - METROPLEX THEATRES, LLC	$ 1,188.00			
			Excursion/Movies/Day Camp 7/9	7/9/25	$ 1,188.00
68297	109155 - MOTION PICTURE LICENSING CORP	$ 850.24			
			Motion Picture Licensing/Comm Center/Day Camp 7/14/25-7/13/26	504458260	$ 850.24
68298	129724 - NAPA AUTO PARTS - SO CAL AUTO & TRUCK PARTS INC	$ 196.06			
			Brake Pads(3) 6/16	485802	$ 196.06
68299	985 - NATIONAL AUTO FLEET GROUP	$ 72,586.07			
			Ford Truck(1)/Unit #128	WF11044	$ 72,586.07
68300	2413 - NETFILE, INC	$ 7,000.00			
			Svc/Electronic FPPC Filing System 4/16/25-4/15/26	10125	$ 7,000.00
68301	2390 - PREMIER UNIFORMS LLC	$ 1,410.50			
			PD Honor Guard Uniform/JHernandez	m18312	$ 996.69
			PD Honor Guard Uniform/JHernandez & SGodoy	m18235	$ 413.81
68302	2623 - PRIMO BRANDS CORP	$ 190.57			
			Comm Center Bottled Water 5/25	05F8710321118	$ 30.93
			PD Bottled Water 5/25	05F8710163639	$ 142.18
			Sr Center Bottled Water 5/25	05F8710321117	$ 17.46
68303	2236 - PROACTIVE WORK HEALTH SERVICES	$ 4,997.00			
			Pre-Place Physical(5)/City 5/25	026039	$ 3,677.00
			Pre-Place Physical(5)/Dist 5/25	026039(A)	$ 1,320.00
68304	223 - QUALITY LOGO PRODUCTS, INC	$ 393.40			
			PD Imprinted Folders(150)/PACE 6/13	QSI-1191758	$ 393.40
68305	144 - R.C.S. INVESTIGATIONS & CONSULTING, LLC	$ 3,700.00			
			PD Svc/Background Checks(2) 6/19	7178	$ 3,700.00
68306	1469 - ROTARY CLUB OF CYPRESS	$ 900.00			
			Dues/Rotary Club/PG 7/1/25-6/30/26	2860	$ 900.00
68307	130231 - RSG, INC ROSENOW SPEVACEK GROUP INC	$ 4,108.75			
			Svc/Affordable Housing Compliance Monitoring 5/25	13580	$ 4,108.75

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68308	129917 - RUTAN & TUCKER	$ 455.00			
			Litigation Svc/Public Records Act/Fortis 4/25	1031815	$ 455.00
68309	2031 - SDI PRESENCE LLC	$ 2,359.50			
			W/C Svc/Cloud Backup 5/25	19485	$ 792.00
			W/C Svc/Monitor IT/CAD System 5/25	19371	$ 1,417.50
			W/C Svc/Security Software 5/25	19487	$ 150.00
68310	130328 - SHOETERIA	$ 190.85			
			Safety Shoes(1)/MMartinez 6/14	0087141IN	$ 190.85
68311	119016 - SO CAL EDISON	$ 6,628.00			
			700003851853 Svc/Parkways 3/25-5/25	3/25-5/25	$ 348.46
			700134894611 - Svc/Traffic Signal 6/25	6/25(A)	$ 27.58
			700564248438 Svc/Traffic Signals 5/25	5/25(F)	$ 2,927.46
			700710877173 - Svc/Lexington Park 6/25	6/25	$ 3,324.50
68312	119017 - SO CAL GAS CO	$ 1,139.21			
			00840909006 Svc/Comm Center 6/25	6/25(G)	$ 117.09
			08131074000 Svc/Storm Drain 6/25	6/25	$ 16.92
			12600890003 Svc/Maint Yard 6/25	6/25(C)	$ 117.09
			13230923008 Svc/Storm Drain 6/25	6/25(D)	$ 14.30
			14011061398 Svc/Storm Drain 6/25	6/25(A)	$ 36.05
			16111070716 Svc/Storm Drain 6/25	6/25(B)	$ 25.42
			18690942000 Svc/Sr Center 6/25	6/25(E)	$ 341.93
			19530910009 Svc/City Hall 6/25	6/25(F)	$ 470.41
68313	1591 - SOUTHERN CALIFORNIA NEWS GROUP	$ 3,906.53			
			Pub Hear/PW SCE Project/Underground Utility	0011732806	$ 1,671.97
			Pub Notice/CRPD Budget 2025-26	0011735751	$ 515.26
			Pub Notice/Reso #7017/Landscape Maint Dist #1 2025-26	0011736153	$ 1,719.30
68314	2071 - THAT SOUND GUY DARREN KNOWLES	$ 1,725.00			
			Svc/Audio & Lighting/Concert on the Green 7/11	95	$ 1,725.00
68315	2241 - THE EMBLEM AUTHORITY EMBLEMS INC	$ 225.00			
			PD Uniform Shoulder Patches(100) 6/25	48993	$ 225.00
68316	1170 - TOM'S PLUMBING & DRAIN SERVICE CORP	$ 750.00			
			Svc/Hydro Sewer Line/Willow Park 6/13	68206	$ 750.00
68317	1943 - TOP ROCK ENTERTAINMENT RADMACHER, LYNN	$ 2,500.00			
			Perform/Music/Concert on the Green 7/11	2025-CYP07112025	$ 2,500.00
68318	2209 - TRIAD CONSULTING & SYSTEM DESIGN GROUP	$ 3,072.50			
			Design/Security System/Arnold Cypress Park Rehab 5/25	1173	$ 3,072.50
68319	129595 - VERIZON WIRELESS - CA	$ 64.88			
			Cell Svc/Rec 6/25	6/25	$ 64.88
68320	0 - AHMED, AZIZA	$ 300.00			
			Refund/Facility Deposit/Contract #10141	Rfd 7/3/25	$ 300.00
68321	0 - BITT CONSTRUCTION LLC	$ 1,000.00			
			Refund/Recycling Deposit/CDD-24-294/6831 Reefton Ave	Rfd 7/3/25	$ 1,000.00
68322	0 - CALIBER CONSTRUCTION	$ 50,000.00			
			Refund/Recycling Deposit/CDD-24-136/5560 Katella Ave	Rfd 7/3/25	$ 50,000.00
68323	0 - CZARNETZKI, RALPH	$ 1,711.60			
			Refund/Recycling Deposit/CDd-23-150/6878 Leilani Lane	Rfd 7/3/25	$ 1,711.60
68324	0 - DAGONDON, ISABELLE	$ 300.00			
			Refund/Facility Deposit/Contract #9978	Rfd 7/3/25	$ 300.00
68325	0 - DONG, WAN	$ 1,064.00			
			Refund/Recycling Deposit/CDD-24-108/9170 Graham St	Rfd 7/3/25	$ 1,064.00
68326	0 - GRISWOLD, RYAN	$ 300.00			
			Refund/Facility Deposit/Contract #10442	Rfd 7/3/25	$ 300.00
68327	0 - HERRERA, ARTURO	$ 1,000.00			
			Refund/Recycling Deposit/CDD-22-188/5442 Crescent Ave	Rfd 7/3/25	$ 1,000.00

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68328	0 - MARTINEZ, ALBERT	$ 208.00	Refund/Recycling Deposit Less Self-Haul Charge/CDD-24-418	Rfd 7/3/25	$ 208.00
68329	0 - MOSLEY INSURANCE & FINANCIAL SVCS	$ 300.00	Refund/Facility Deposit/Contract #10276	Rfd 7/3/25	$ 300.00
68330	0 - OH, DAVID	$ 501.00	Refund/Rental Fee/Facility Deposit/Contract #10194	Rfd 7/3/25	$ 501.00
68331	0 - PALACIOS, JAVIER	$ 500.00	Refund/Recycling Deposit/CDD-24-316/11661 Ranaul Dr	Rfd 7/3/25	$ 500.00
68332	0 - RUIZ, BRENDA	$ 89.00	Refund/Volleyball Camp 7/7-7/10	Rfd 7/3/25	$ 89.00
68333	0 - SUDANESE AMERICAN COMMUNITY OF SO CAL	$ 300.00	Refund/Facility Deposit/Contract #10071	Rfd 7/3/25	$ 300.00
68334	0 - SUNDERLAND, WENDY	$ 189.00	Refund/Volleyball Camp 6/16-6/20	Rfd 7/3/25	$ 189.00
68335	0 - TOKILLAS, TAKEO	$ 500.00	Reissue/Refund/CDD-22-1491/4597 Lemon Cir	Rfd 7/3/25	$ 500.00
68336	0 - TRISTRUX LLC	$ 334.28	Refund/Plan Check/BS-23-901	Rfd 7/3/25	$ 334.28
68337	0 - UMA MAHESWARA RAO KATRU	$ 300.00	Refund/Facility Deposit/Contract #10116	Rfd 7/3/25	$ 300.00
68338	0 - VUONG, PHAN	$ 500.00	Refund/Recycling Deposit/CDD-24-193/5290 Cumberland Dr	Rfd 7/3/25	$ 500.00
68339	0 - YANG, JUSTIN	$ 100.00	Refund/Facility Deposit/Contract #10506	Rfd 7/3/25	$ 100.00
68340	2531 - ACQUIRE TO THRIVE LLC DBA BUBBLES LAUNDRYROOM	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68341	2648 - ADVANCED GLOBAL TRADING INC	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68342	2650 - ANDERSON PRINT CO JOHN ANDERSON	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68343	1624 - BOARDWALK BAGELS, INC	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68344	2263 - CESARIO, GINA MODERN CELLAR	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68345	2534 - CYPRESS KINDERLAND PRESCHOOL	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68346	2535 - DENTIS USA CORPORATION	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68347	2260 - DOSHI & ASSOCIATES, INC	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68348	2652 - EINHORN INDUSTRIES LLC	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68349	2655 - EXTRAORDINARY HOLDINGS CORP	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68350	1715 - HA TRAN KWONG OD INC ADVANTAGE EYECARE OPTOMOTI	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68351	2536 - HANWHA TECHWIN AUTOMATION AMERICAS, INC	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68352	2537 - HELLO BEAUTIFUL	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68353	1731 - K ARAMBUL CORP TOGO'S CYPRESS	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68354	2654 - LJS LIL CAFE LLC	$ 10,000.00	2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00

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68355	2540 - LUCKY CHOPSTICKS LLC	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68356	1849 - NGOC DIEP T. CAO HOT NAILS	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68357	2649 - NGUYEN, HOANG ALEX'S HAIR SALON	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68358	1671 - OPTIMUM PT, INC MOVEWELL PHYSICAL THERAPY	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68359	2548 - RBL INDUSTRIES, LLC-YOGASIX CYPRESS	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68360	1638 - SENOR BIG ED JAVIER CORONADO	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68361	1647 - SPIRIT CHB INC	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68362	2544 - SQUAD MARKS LLC	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68363	2653 - TACK INC FANTASTIC SAMS CYPRESS	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68364	2656 - TWIN ESSENTIAL SHOP	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68365	1637 - US CAPITAL CORP	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68366	2547 - US METRO GROUP, INC	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68367	1736 - YABA 3 INC ICHITARU RAMEN	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68368	1700 - YOUDEEM CHIROPRACTIC INC	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68369	2533 - YOUNGMO KANG, DDS INC CYPRESS DENTAL IMPLANT CEN	$ 10,000.00			
			2025 Cypress University/Next Up! Business Growth Program	7/10/25	$ 10,000.00
68370	639 - 10-8 RETROFIT, INC	$ 1,052.56			
			Repair/Rear Electrical Box/Unit #627	21248	$ 745.81
			Replace/Fuse/Wire Connectors/Unit #612	21297	$ 306.75
68371	1346 - A1 TEST ONLY & SMOG	$ 40.00			
			Svc/Smog Test/Unit #664	1430581 6/18/25	$ 40.00
68372	290 - AC EXCHANGE AUTO	$ 975.66			
			Replace/Air Conditioner Compressor/Unit #674	054296	$ 975.66
68373	270 - AITHAL, DARSHINI	$ 1,250.60			
			Instruct/Chair Yoga 6/3-6/24	6/24/25	$ 445.90
			Instruct/Flow Yoga 6/2-6/30	6/30/25	$ 245.70
			Instruct/Youth Drawing 7/7-7/11	7/11/25	$ 559.00
68374	130335 - AKM CONSULTING ENGINEERS	$ 56,241.50			
			Design/Pump Station #1 6/25	0013534	$ 50,000.50
			Design/Sewer Systems Mgmt Plan Update & Audit 6/25	0013515	$ 6,241.00
68375	2627 - ALIVANDI, ARASHK	$ 24.00			
			PD Meals/Firearms Tactical Rifle Course 6/30-7/1	Reimb 7/18/25	$ 24.00
68376	122455 - ALL AMERICAN SIGN CO, INC	$ 297.73			
			Sign(1)/Salute To America 6/18	57231	$ 297.73
68377	105442 - ALL CITY MANAGEMENT SERVICE INC	$ 1,915.83			
			Crossing Guard Svcs(74.43 Hrs) 6/8-6/21	102242	$ 1,915.83
68378	2659 - ALTAMIRA, NADIA	$ 12.00			
			W/C Meal/Suicide by Cop:Assessment & De-Escalation 6/25	Reimb 7/18/25	$ 12.00
68379	1200 - ANNEALTA GROUP	$ 3,440.00			
			Svc/City Planner 6/25	497-3611	$ 3,440.00

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68380	1461 - ARROYO BACKGROUND INVESTIGATIONS-ERIC JASON ARR(	$ 3,000.00			
			W/C Svc/Background Check(1) 6/25	3695	$ 1,500.00
			W/C Svc/Background Check(1) 6/27	3700	$ 1,500.00
68381	110860 - AT&T	$ 1,319.71			
			W/C Svc/Priority Radio Line 6/25	00023713299	$ 1,319.71
68382	110860 - AT&T	$ 1,194.74			
			Cell Svc/PD 6/25	6/25(I)	$ 1,114.26
			Svc/Engineering Mobile Hotspots 6/25	6/25(H)	$ 80.48
68383	110860 - AT&T	$ 4.43			
			2481347232-Admin Phone Svc 7/25	7/25	$ 4.43
68384	110860 - AT&T	$ 3,446.90			
			9391033694-PW Phone Svc 6/25	6/25(J)	$ 155.40
			9391033698-PW Phone Svc 2/25-6/25	2/25-6/25	$ 158.20
			Phone Svc/Multi-Line 6/13-7/12	6/13/25-7/12/25	$ 3,133.30
68385	110860 - AT&T	$ 1.82			
			East Wing Fax Line 6/25	6/25(G)	$ 1.82
68386	1232 - BANNER BANK	$ 12,942.34			
			Retention/LA Engineering/AC Park Rehab 5/25	18-5/25	$ 12,942.34
68387	1822 - BENEFITS COORDINATORS CORPORATION BCC	$ 9,879.09			
			Insurance/Life/LTD/STD/Optional 8/25	16979	$ 9,879.09
68388	1822 - BENEFITS COORDINATORS CORPORATION BCC	$ 9,587.45			
			Insurance/Dental & Vision/City & Dist 7/25	B0JLSD	$ 8,655.45
			Insurance/Dental & Vision/West Comm 7/25	B0JM1X	$ 932.00
68389	1355 - BIG BELLY SOLAR, INC	$ 14,683.30			
			Lease/Smart Waste and Recycling System(1) 7/25/24-7/25/25	52830	$ 2,537.38
			Lease/Smart Waste and Recycling Systems(6) 4/9/25-4/8/26	56783	$ 12,145.92
68390	705 - BOA ARCHITECTURE	$ 13,765.00			
			Design/HVAC Replacement/City Hall 7/24-8/24	24-3099-2	$ 13,765.00
68391	1600 - BRIGHTVIEW LANDSCAPE SERVICES, INC	$ 3,080.00			
			Svc/Landscape/Berm 6/25	9386268	$ 3,080.00
68392	2206 - BUCKNAM INFRASTRUCTURE GROUP INC	$ 5,894.45			
			Svc/Update/Pavement Mgmt Program 5/25	385-02.04	$ 5,894.45
68393	866 - C3 OFFICE SOLUTIONS	$ 48.10			
			W/C Copier Svc/Supplies 6/3-7/2	INV201983	$ 48.10
68394	109108 - CALIFORNIA JPIA	$ 92,658.00			
			W/C Insurance/Liability 7/1/25-6/30/26	PRIM-00110	$ 92,658.00
68395	1008 - CERTIFIX LIVE SCAN	$ 20.00			
			W/C Svc/Fingerprinting(1) 6/4	105518	$ 20.00
68396	123012 - CHARLES ABBOTT ASSOCIATES	$ 29,705.00			
			Svc/Engineering Plan Checks 5/25	68941	$ 5,840.00
			Svc/Engineering Plan Checks 6/25	69052	$ 4,880.00
			Svc/National Pollutant Discharge Elimination/Program Mgmt 6/25	6954	$ 15,385.00
			Svc/Water Quality Mgmt/Plan Checks 6/25	69053	$ 3,600.00
68397	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 563.75			
			W/C Svc/Internet 6/25	218496501070125	$ 563.75
68398	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 1,295.17			
			W/C CAD/RMS Ethernet Connection 7/5-8/4	187630201070125	$ 1,295.17
68399	2381 - CITYGREEN CONSULTING, LLC	$ 22,041.00			
			Consult/Solid Waste 4/25-5/25	1383-25-26-1	$ 15,944.75
			Consult/Solid Waste 6/25	1383-25-26-2	$ 6,096.25
68400	2035 - COMMUNICATIONS LAB BARRIOS & ASSOCIATES, LLC	$ 21,187.50			
			Svc/City Strategic Communications Support 6/25	25-1170	$ 10,000.00
			Svc/City Strategic Rebranding 6/25	25-1172	$ 6,187.50
			Svc/Recreation Strategic Communication Support 6/25	25-1171	$ 5,000.00

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68401	1473 - COMMUNITY WORKS DESIGN GROUP, LLC	$ 348.00			
			Final/Construct/Sports Court/Veterans Park 8/24-6/25	15956	$ 348.00
68402	115003 - COUNTY OF ORANGE	$ 7,122.50			
			Parking Violations 6/25	6/25	$ 7,122.50
68403	115003 - COUNTY OF ORANGE	$ 8,497.65			
			Dues/Local Agency Formation Commission 2025-26	GA25260006	$ 8,497.65
68404	2463 - CSU FULLERTON AUXILIARY SERVICES CORP	$ 7,500.00			
			Svc/Cypress University Program/Small Business Training 6/25	AR50213924	$ 7,500.00
68405	110774 - CSULB FOUNDATION	$ 405.00			
			PD Reg/Internal Affairs Seminar/TM 8/4-8/6	PD Reg 8/4-8/6	$ 405.00
68406	1288 - CT & T CONCRETE PAVING, INC	$ 100,870.66			
			Final/Construct/Concrete Rehab 6/25	CT6854	$ 100,870.66
68407	116854 - DATA TICKET INC-MSB	$ 1,696.08			
			Parking Citation Processing 6/25	181350	$ 1,696.08
68408	100707 - DEPT OF JUSTICE ACCT OFFICE CASHIER UNIT	$ 128.00			
			Svc/Fingerprints(1)/City 6/25	829127	$ 32.00
			Svc/Fingerprints(2)/PD 6/25	829127(A)	$ 64.00
			W/C Svc/Fingerprinting(1) 6/25	829429	$ 32.00
68409	1296 - EDCO CNG	$ 1,816.40			
			Natural Gas(531.11 Gls)/Sweepers(2) 6/16-6/30	07022025-6-A	$ 1,816.40
68410	1488 - ENTERPRISE HOLDINGS INC	$ 3,621.48			
			PD Rental Car(1) 4/22-5/22	39315268	$ 1,231.48
			PD Rental Car(1) 5/23-6/22	39315268(B)	$ 1,520.97
			PD Rental Car(1) 5/9-6/7	39315268(A)	$ 869.03
68411	104530 - EXPERIAN	$ 100.00			
			PD Credit Reports 6/25	6000090744	$ 100.00
68412	2461 - FCG CONSULTANTS INC	$ 10,921.19			
			Inspect/Sewer System Improvements 5/25	1135-1011K	$ 10,921.19
68413	107899 - FIREWORKS AND STAGE FX AMERICA	$ 13,750.00			
			Final/Fireworks Display/Salute to America 6/27	22815	$ 13,750.00
68414	1115 - FRONTIER	$ 3,658.79			
			W/C Phone Svc/5627955413 7/25	7/25(A)	$ 3,658.79
68415	2588 - GMU GEOTECHNICAL, INC	$ 6,608.00			
			Svc/Pavement Engineering/Residential Street Rehab 5/16-6/10	68342	$ 6,608.00
68416	119018 - GOLDEN STATE WATER COMPANY	$ 11,926.73			
			Svc/Parks Landscaping 6/25	6/25(C)	$ 3,038.40
			Svc/Parkway Maint 6/25	6/25(D)	$ 6,281.49
			Svc/Stanton Channel Berm 6/25	6/25(B)	$ 2,606.84
68417	107013 - GOLDEN WEST COLLEGE-ADMISSIONS RECORDS	$ 6,903.00			
			PD Academy Tuition/DN & CR & CS/Summer 2025	RBC 175-9	$ 6,903.00
68418	2418 - GONZALEZ, JOE	$ 1,320.00			
			Tuition/Decision Making Process/Spring 2025	Tuit 7/18/25	$ 1,320.00
68419	1464 - HANLEY CHESS ACADEMY	$ 790.40			
			Instruct/Chess 6/10-7/1	7/1/25	$ 790.40
68420	103008 - HARTZOG & CRABILL	$ 2,966.25			
			Consult/Traffic Signal Cabinet Replacement 6/25	25-0254	$ 900.00
			Svc/Monitor Traffic Signals 6/25	25-0253	$ 2,066.25
68421	2646 - HINDERLITER DE LLAMAS & ASSOC HdL	$ 2,550.00			
			Svc/Sales Tax Reporting 4/1/25-6/30/25	SIN050933	$ 2,550.00
68422	1588 - L.N. CURTIS AND SONS-CURTIS BLUE LINE	$ 299.03			
			PD External Vest Carrier/JOrtiz	INV958871	$ 299.03
68423	2628 - LEE, JESSICA	$ 24.00			
			PD Meals/Firearms Tactical Rifle Operators Course 6/30-7/1	Reimb 7/18/25	$ 24.00

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68424	111167 - LEXIPOL LLC	$ 6,296.81			
			W/C Svc/Police Policy Manuals Updates 6/1/25-5/31/26	INVLEX11251245	$ 6,296.81
68425	1779 - LINSCOTT LAW & GREENSPAN ENGINEERS LG2WB	$ 12,544.00			
			Svc/Traffic Engineering 6/25	14394-00169	$ 12,544.00
68426	109290 - LONG BEACH BMW-RCA INVESTMENTS INC	$ 553.38			
			PD Replace/Tire/Light/Motor Unit #663	53465	$ 553.38
68427	2629 - LOPEZ, ANDRES	$ 24.00			
			PD Meals/Firearms Tactical Rifle Operators Course 6/30-7/1	Reimb 7/18/25	$ 24.00
68428	1202 - LOS ANGELES ENGINEERING INC	$ 245,904.41			
			Consult/Arnold Cypress Park Rehab 5/25	18-5/24	$ 245,904.41
68429	2660 - MANIACI, CARLY	$ 49.38			
			W/C Reimb/Suicide by Cop:Assessment & De-Escalation 6/25	Reimb 7/18/25	$ 49.38
68430	80 - MORRIS, LETICIA	$ 210.60			
			Instruct/Zumba 6/7-6/28	6/28/25	$ 210.60
68431	2563 - OC UNIFORMS & TAILORING INC	$ 1,508.01			
			PD Safety Gear/Recruit CReynolds	774	$ 265.41
			PD Safety Gear/RMejias	772	$ 466.08
			PD Uniform/RMejias	771	$ 776.52
68432	122725 - ORANGE COUNTY SANITATION DISTRICT	$ 4,539.86			
			Sewer Connect Fees 5/25	5/25	$ 529.55
			Sewer Connect Fees 6/25	6/25	$ 4,010.31
68433	2661 - PANELLA, EMILY	$ 32.72			
			W/C Reimb/Suicide by Cop:Assessment & De-Escalation 6/25	Reimb 7/18/25	$ 32.72
68434	736 - PEOPLESPACE INTERIOR OFFICE SOLUTIONS, INC	$ 7,248.36			
			Final/Install/Workstations/HR 5/25	INV101622	$ 7,248.36
68435	1970 - PERFORMANCE PICKLEBALL, LLC	$ 863.20			
			Instruct/Pickleball 6/11-7/2	7/2/25	$ 585.00
			Instruct/Pickleball Youth Camp 6/23-6/26	6/26/25	$ 278.20
68436	2115 - POWERDMS, INC	$ 2,795.63			
			W/C Software Maint/Personnel Scheduling 8/1/25-7/31/26	INV137829	$ 2,795.63
68437	2623 - PRIMO BRANDS CORP	$ 48.89			
			W/C Bottled Water 6/25	05G8710320455	$ 48.89
68438	1825 - PRISM PUBLIC RISK INNOVATION SOLUTIONS & MGMT	$ 1,333.08			
			EAP/City and West Comm(414) 7/1/25-9/30/25	26400023	$ 1,333.08
68439	2236 - PROACTIVE WORK HEALTH SERVICES	$ 2,210.00			
			Pre-Place Physical(4)/City 6/25	028134	$ 2,210.00
68440	2401 - R & M ELECTRICAL CONTRACTING RMF CONTRACTING	$ 6,877.50			
			Retention/Replace/Sports Field Lighting/Oak Knoll Park	RM5553	$ 6,877.50
68441	2218 - READWRITE EDUCATIONAL SOLUTIONS INC	$ 622.05			
			Instruct/Reading & Math Development 6/9-6/25	6/25/25	$ 622.05
68442	2415 - RITE-WAY ROOF CORPORATION	$ 159,802.82			
			Construct/Roof Recoating/City Hall & PD 5/25	2151	$ 159,802.82
68443	130231 - RSG, INC ROSENOW SPEVACEK GROUP INC	$ 8,697.50			
			Consult/Affordable Housing/Citrus Square 5/25	13579	$ 1,201.25
			Svc/Affordable Housing Compliance Monitoring 6/25	13785	$ 7,496.25
68444	106893 - SAFESHRED	$ 40.00			
			W/C Svc/Shredding 6/3	362401	$ 40.00
68445	1033 - SAINT IRENAEUS CATHOLIC CHURCH	$ 300.00			
			Refund/Facility Deposit/Contract #8499	Rfd 7/18/25	$ 300.00
68446	2662 - SALLAS, ANITA	$ 11.58			
			Mileage/Golden West College/PD Candidate Testing 7/16	Reimb 7/18/25	$ 11.58
68447	2624 - SCHUELKE AND WILSON CHIROPRACTIC CORP	$ 2,000.00			
			2024 Level Up! Digital Marketing Program Grant	Reissue 7/18/25	$ 2,000.00

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68448	119051 - SMART & FINAL (REC & PARKS)	$ 1,307.43			
			Bug Spray(12 Cans)/Sunscreen(2)/Salute to America Staff 6/25	20016401 6/25/25	$ 38.02
			Food/Counselor In Training Meeting 6/16	20015901 6/16/25	$ 56.55
			Food/Day Camp 6/16	20015701 6/16/25	$ 73.61
			Food/Day Camp 6/23	20003902 6/23/25	$ 26.47
			Food/Day Camp 6/25	20016502 6/25/25	$ 40.97
			Food/Day Camp 6/30	20019101 6/30/25	$ 112.11
			Food/Day Camp 6/30	20029101 6/30/25	$ 12.98
			Food/Day Camp 6/9	20010801 6/9/25	$ 88.59
			Food/Playground 6/16	20015601 6/16/25	$ 117.92
			Food/Playground 6/23	20004102 6/23/25	$ 2.98
			Food/Playground 6/23	20028401 6/22/25	$ 16.45
			Food/Playground 6/30	20029001 6/30/25	$ 165.06
			Food/Salute to America Staff 6/25	20002001 6/25/25	$ 344.99
			Food/Salute to America Staff 6/25	20016601 6/25/25	$ 101.21
			Food/Sports Camp 6/23	20004001 6/23/25	$ 6.68
			Food/Sports Camp 6/30	20019002 6/30/25	$ 8.97
			Food/Sports Camp 6/9	20010701 6/9/25	$ 13.26
			Food/Sr Center 6/25	20004702 6/25/25	$ 24.18
			Food/Sr Center 6/5	20035102 6/5/25	$ 42.12
			Supplies/Day Camp 6/16	20015801 6/16/25	$ 12.16
			Supplies/Sr Center 6/25	20004702A 6/25	$ 2.15
68449	108459 - SMART & FINAL-POLICE ACCT	$ 156.94			
			PD Hot Cups(150)/Plates(125)/Forks(500) 6/17	004001 6/17/25	$ 93.39
			PD Hot Cups(250)/Plates(250) 6/27	0008002 6/27/25	$ 63.55
68450	119138 - SO CAL ASSOC OF GOVERNMENTS - SCAG	$ 7,187.00			
			Dues/So CA Assoc of Governments 2025-26	Dues 2025-26	$ 7,187.00
68451	119016 - SO CAL EDISON	$ 100,589.99			
			700370018870 - Svc/Traffic Signal 6/25	6/25(B)	$ 103.87
			700428641933 Svc/Mackay Park 6/25	6/25(D)	$ 115.69
			700921885822 - Svc/Arnold Cypress Park 6/25	6/25(C)	$ 8,268.60
			Svc/Citywide 5/13-6/11	5/13/25-6/11/25	$ 92,101.83
68452	109186 - SOROPTIMIST INTERNATIONAL OF CYPRESS	$ 300.00			
			Refund/Facility Deposit/Contract #8643	Rfd 7/18/25	$ 300.00
68453	543 - SORVILLO, BRYAN	$ 8,258.00			
			Instruct/Group Tennis 6/9-7/2	7/2/25	$ 8,034.00
			Instruct/Private Tennis 6/25	6/25	$ 224.00
68454	1591 - SOUTHERN CALIFORNIA NEWS GROUP	$ 525.78			
			Pub Notice/CRPD Budget 2025-26	0011739867	$ 525.78
68455	1279 - SOUTHERN CALIFORNIA SHREDDING, INC	$ 65.00			
			PD Svc/Shredding 6/30	284957	$ 65.00
68456	1969 - SPINDOLA, CHRISTOPHER	$ 1,344.00			
			PD Meals/Advanced Search & Seizure Officer 6/3	Reimb(A) 7/18/25	$ 12.00
			PD Meals/Advanced Traffic Stops 6/4	Reimb 7/18/25	$ 12.00
			Tuition/Criminal Investigation/Fall & Spring 2024-25	Tuit 7/18/25	$ 1,320.00
68457	119024 - STATE COMP INSURANCE FUND	$ 192.99			
			W/C Workers Comp Insurance 6/30-7/30	1002984912	$ 1,595.25
			W/C Workers Comp Insurance Adjustment 5/30/24-5/30/25	1003074038	$ (1,402.26)
68458	1330 - SUPERIOR PROPERTY SERVICES, INC-SUPERIOR GRAFFITI	$ 6,468.00			
			Svc/Graffiti Removal/Streets & Parks 6/25	18454	$ 6,468.00
68459	115445 - SWARCO MCCAIN TRAFFIC SUPPLY	$ 186,075.00			
			Svc/Signal Licensing/Turn On Support/Conversions(29) 6/30	PB3465	$ 145,155.00
			Svc/Signal Turn On Support/Timing Conversions 6/30	PB3466	$ 40,920.00

City of Cypress
Payment Register
06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68460	2071 - THAT SOUND GUY DARREN KNOWLES	$ 1,725.00			
			Svc/Audio & Lighting/Concerts on the Green 7/18	96	$ 1,725.00
68461	2071 - THAT SOUND GUY DARREN KNOWLES	$ 1,725.00			
			Svc/Audio & Lighting/Concerts on the Green 7/25	97	$ 1,725.00
68462	851 - THE UPS STORE, #5882	$ 50.00			
			Svc/Fingerprints(2)/City 6/25	7/1/2025	$ 50.00
68463	1139 - UNIFIRST CORP	$ 846.39			
			Uniforms/Mats/Towels 6/25	6/25	$ 846.39
68464	100308 - UNITED MAINTENANCE SYSTEMS	$ 24,075.00			
			Svc/Custodial/City Facilities 6/25	16034	$ 6,925.00
			Svc/Custodial/Lexington Park 6/25	16035(A)	$ 1,250.00
			Svc/Custodial/Park & Rec Facilities 6/25	16036	$ 8,650.00
			Svc/Custodial/Park Restrooms(6) 6/25	16035	$ 7,250.00
68465	2072 - VELASCO, ALICIA	$ 1,000.00			
			2025 Executive Mgmt Wellness Program	Reimb 7/18/25	$ 1,000.00
68466	2142 - VRC COMPANIES, LLC VITAL RECORDS HOLDINGS, LLC	$ 4,442.31			
			Credit/Off-Site Records Storage/Duplicate Payment 6/24	4341882CR	$ (239.31)
			Off-Site Records Storage/Retrieval 1/25	4669701	$ 540.82
			Off-Site Records Storage/Retrieval 10/24	4578897(A)	$ 44.99
			Off-Site Records Storage/Retrieval 11/24	4624977(A)	$ 56.72
			Off-Site Records Storage/Retrieval 2/24	4078904	$ 231.14
			Off-Site Records Storage/Retrieval 2/25	4716863	$ 630.43
			Off-Site Records Storage/Retrieval 3/24	4145139	$ 239.04
			Off-Site Records Storage/Retrieval 3/25	4771280	$ 614.94
			Off-Site Records Storage/Retrieval 4/24	4212727	$ 245.85
			Off-Site Records Storage/Retrieval 4/25	4824460	$ 604.41
			Off-Site Records Storage/Retrieval 5/24	4301917	$ 253.32
			Off-Site Records Storage/Retrieval 5/25	4879473	$ 576.67
			Off-Site Records Storage/Retrieval 6/25	5119607	$ 536.23
			Off-Site Records Storage/Retrieval 7/24	4381383(A)	$ 40.62
			Off-Site Records Storage/Retrieval 8/24	4423393(A)	$ 28.97
			Off-Site Records Storage/Retrieval 9/24	4509238(A)	$ 37.47
68467	2491 - WELLS FARGO FINANCIAL LEASING, INC	$ 188.43			
			W/C Rental/Copier 7/6-8/5	5034846230	$ 188.43
68468	2193 - WEST GROVE VOLLEYBALL, LLC	$ 254.80			
			Instruct/Volleyball 6/1-6/22	6/22/25	$ 254.80
68469	1962 - WEX HEALTH INC	$ 82.50			
			Admin Fee/FSA 6/25	0002188561IN	$ 82.50
68470	2058 - WHITE, LEANGELO	$ 24.00			
			PD Meal/Advanced Traffic Stops 6/4	Reimb(A) 7/18/25	$ 12.00
			PD Meals/Advanced Search & Seizure 6/3	Reimb 7/18/25	$ 12.00
68471	1074 - WOMAN'S CLUB OF CYPRESS	$ 50.00			
			Ad/Cypress Woman's Club Yearbook/Recreation Facilities Rentals	2025	$ 50.00
68472	1074 - WOMAN'S CLUB OF CYPRESS	$ 300.00			
			Refund/Facility Deposit/Contract #8999	Rfd 7/18/25	$ 300.00
68473	2273 - YOUNG REMBRANDTS NORTH ORANGE COUNTY BI DAN YU	$ 422.50			
			Instruct/Youth Drawing 6/23-6/26	6/26/25	$ 422.50
68474	1974 - YUNEX LLC	$ 17,430.24			
			Repair/Traffic Signals 5/25	5610005625	$ 12,205.14
			Traffic Signal Maint 5/25	90004755	$ 5,225.10
68475	0 - AGAPE DISCIPLE CHURCH	$ 300.00			
			Refund/Facility Deposit/Contract #10569	Rfd 7/18/25	$ 300.00
68476	0 - BOYS & GIRLS CLUB OF GREATER ANAHEIM-CYPRESS	$ 300.00			
			Refund/Facility Deposit/Contract #9391	Rfd 7/18/25	$ 300.00

City of Cypress
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06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68477	0 - CYPRESS ART LEAGUE	$ 300.00			
			Refund/Facility Deposit/Contract #8296	Rfd 7/18/25	$ 300.00
68478	0 - CYPRESS GIRLS SOFTBALL	$ 300.00			
			Refund/Facility Deposit/Contract #9031	Rfd 7/18/25	$ 300.00
68479	0 - CYPRESS SENIOR CITIZENS CLUB	$ 300.00			
			Refund/Facility Deposit/Contract #8558	Rfd 7/18/25	$ 300.00
68480	0 - CYPRESS SUNSHINE CLUB	$ 300.00			
			Refund/Facility Deposit/Contract #8134	Rfd 7/18/25	$ 300.00
68481	0 - CYPRESS YOUTH BASEBALL	$ 300.00			
			Refund/Facility Deposit/Contract #10034	Rfd 7/18/25	$ 300.00
68482	0 - CYPRESS/LOS ALAMITOS ROTARY CLUB	$ 300.00			
			Refund/Facility Deposit/Contract #8653	Rfd 7/18/25	$ 300.00
68483	0 - GUEVARRA, MARY ANN	$ 100.00			
			Refund/Facility Deposit/Contract #10600	Rfd 7/18/25	$ 100.00
68484	0 - HINKLE, CAROL	$ 100.00			
			Refund/Facility Deposit/Contract #10604	Rfd 7/18/25	$ 100.00
68485	0 - IBARRA, RAY	$ 150.00			
			Refund/Day Camp 7/14-7/18	Rfd 7/18/25	$ 150.00
68486	0 - SOUTH ASIAN NETWORK	$ 300.00			
			Refund/Facility Deposit/Contract #10096	Rfd 7/18/25	$ 300.00
68487	0 - SUN, SHIHFEN	$ 1,000.00			
			Refund/Recycling Deposit/CDD-23-342/5762 Karen Ave	Rfd 7/18/25	$ 1,000.00
68488	259 - 1ST JON, INC	$ 9,753.11			
			Rent/Fencing(2.1K Ft)/Restrooms/Sinks(30)/Salute to America 6/27	133295	$ 9,753.11
68489	101016 - ANAHEIM UNION HIGH SCHOOL DISTRICT	$ 2,406.25			
			Svc/Transport/Day Camp Excursions(3) 6/11-6/25	64UI0831	$ 2,406.25
68490	101998 - AQUARIUM OF THE PACIFIC	$ 1,952.70			
			Excursion(66)/Aquarium of the Pacific/Day Camp 7/23	7/23/25	$ 1,952.70
68491	2630 - FRANKLIN WALL LLC	$ 2,688.00			
			Perform/Music/Concert on the Green 7/18	7/18/25	$ 2,688.00
68492	2417 - KIDZ TALENT ACADEMY LLC ANIYAH WILLIAMS	$ 1,873.95			
			Instruct/Gymnastics & Tumbling 6/9-6/30	6/30/25	$ 1,873.95
68493	2385 - MAD SCIENCE THE JAY PARTICLE LLC	$ 1,446.90			
			Instruct/Robots 101 Camp 6/23-6/26	6/26/25	$ 1,446.90
68494	2589 - MIKE THOMPSON RECREATIONAL VEHICLE	$ 2,588.45			
			Replace/Slide-Out Motor/MCP Unit #603	RVCS824463	$ 2,588.45
68495	1272 - PDQ.COM CORPORATION	$ 1,338.75			
			Software Maint/Inventory System Mgmt 7/9/25-7/9/26	PDQ-55041	$ 1,338.75
68496	939 - SKYHAWKS SPORTS ACADEMY, INC	$ 1,283.10			
			Instruct/Soccer & Golf Camps 6/23-7/3	7/3/25	$ 1,283.10
68497	29 - TIMOTHY BOWEN PLAY-WELL TEKNOLOGIES	$ 1,625.00			
			Instruct/LEGO Camp 6/30-7/3	7/3/25	$ 1,625.00
68498	1095 - TYLER TECHNOLOGIES, INC-NEW WORLD	$ 8,358.38			
			Software Maint/New World Mobile App 8/1/25-7/31/26	025-514605	$ 8,358.38
68499	2095 - VU 4 LEARNING CORP BRICKS 4 KIDZ	$ 2,229.50			
			Instruct/Galaxy and LEGO Camp 6/23-6/26	6/26/25	$ 2,229.50
68500	1341 - WESTERN AUDIO VISUAL	$ 678.90			
			Software Maint/Cable Channel 7/1/25-6/30/26	E323	$ 678.90
68501	37 - KIDZ LOVE SOCCER-NORTH AMER YOUTH ACTIVITIES, LLC	$ 1,121.25			
			Instruct/Soccer 1/25-3/15	3/15/25	$ 1,121.25
68502	0 - LUCENIO, MA JESUSA	$ 300.00			
			Refund/Facility Deposit/Contract #8655	Rfd 1/17/25	$ 300.00
68503	2239 - MACCHIA, TRIFONE TINO TINO PRODUCTIONS	$ 3,150.00			
			Perform/Music/Concert on the Green 7/25	07252025	$ 3,150.00

City of Cypress
Payment Register
06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68504	108944 - ODP BUSINESS SOLUTIONS OFFICE DEPOT	$ 288.74			
			Supplies/Citywide 2/25	3/28/25	$ 288.74
68505	100870 - POSTMASTER -CYPRESS POST OFFICE	$ 3,850.00			
			Postage/City & Recreation Newsletter 9/25	7/29/25	$ 3,850.00
68506	290 - AC EXCHANGE AUTO	$ 485.16			
			Repair/Air Conditioner/Unit #624	054451	$ 485.16
68507	106914 - ADMINSURE	$ 3,689.00			
			Workers Comp Claims Admin 8/25	18044	$ 3,689.00
68508	1398 - AGI ACADEMY-ANCOM GROUP, INC	$ 87.10			
			Instruct/Math Workshop 6/12-7/10	7/10/25	$ 87.10
68509	110117 - ALLIANT INSURANCE SVC	$ 2,699.00			
			W/C Crime Insurance 7/1/25-7/1/26	3142443	$ 2,699.00
68510	110860 - AT&T	$ 2,216.60			
			Cell Svc/Maint 7/25	7/25(E)	$ 51.30
			PD CIB Callyo Body Wire 7/25	7/25(B)	$ 61.77
			PD Svc/Mobile Data 7/25	7/25(A)	$ 1,993.86
			Svc/Planning iPads 7/25	7/25(D)	$ 66.44
			Wireless Svc/Sewer Truck & Myra Pump Station #2 7/25	7/25(C)	$ 43.23
68511	110860 - AT&T	$ 31.58			
			9391033696-PD Phone Svc 7/25	7/25(F)	$ 31.58
68512	252 - AUTO ZONE, INC	$ 189.54			
			Replace/Starter/Wiper Blades(4)/Unit #160	05521669385	$ 189.54
68513	1822 - BENEFITS COORDINATORS CORPORATION BCC	$ 12,636.35			
			Insurance/Dental & Vision/City & Dist 8/25	B0JX50	$ 9,193.60
			Insurance/Dental & Vision/West Comm 8/25	B0JXCP	$ 932.00
			Insurance/Vision Claims/City & Dist & West Comm 6/25	B0JM7N	$ 2,510.75
68514	261 - BMI	$ 446.00			
			Music License/Concerts on the Green 7/1/25-6/30/26	59824069	$ 446.00
68515	705 - BOA ARCHITECTURE	$ 27,930.00			
			Design/Executive Board Room Improvements/City Hall 11/27-6/30	25-3142-1Rv	$ 23,750.00
			Design/Exterior Door Replacements/Sr Center 7/25	25-3152-3	$ 4,180.00
68516	2205 - BP FORD OF LONG BEACH	$ 5,141.31			
			Ignition Coils(6)/Tire Sensors(6)/Misc 7/8	225381FOW	$ 871.31
			Replace/Water Pump/Tensioner/Unit #626	FOCB732234	$ 4,270.00
68517	1600 - BRIGHTVIEW LANDSCAPE SERVICES, INC	$ 18,369.46			
			Svc/Fertilization/Lexington Park 5/25	9386169(A)	$ 298.98
			Svc/Fertilization/Lexington Park 6/25	9425128(A)	$ 298.98
			Svc/Landscape/Lexington Park 5/25	9386169	$ 6,831.76
			Svc/Landscape/Lexington Park 6/25	9425128	$ 6,831.76
			Svc/Turf Renovation/Lexington Park 6/25	9425128(B)	$ 4,107.98
68518	111328 - CALIFORNIA BUILDING STANDARDS COMMISSION	$ 531.12			
			Building Standards 4/1/25-6/30/25	4/25-6/25	$ 531.12
68519	109108 - CALIFORNIA JPIA	$ 1,543.00			
			W/C Insurance/Property 7/1/25-6/30/26	PROP00108	$ 1,543.00
68520	111882 - CALIFORNIA YELLOW CAB CORP	$ 6,465.00			
			Sr Center/Nutrition Program 6/25	6503025	$ 1,455.00
			Taxi Vouchers/Sr Center 6/25	6501025	$ 5,010.00
68521	1769 - CARAHSOFT TECHNOLOGY CORP	$ 50,638.98			
			Software Maint/Online Permit & Plan Check Svcs 7/1/25-6/30/26	IN2023190	$ 50,638.98
68522	123012 - CHARLES ABBOTT ASSOCIATES	$ 65,427.43			
			Building Inspection and Plan Check Services 6/25	69147	$ 65,427.43
68523	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 1,568.99			
			Svc/Internet Access 7/16-8/15	187625401071425	$ 1,568.99

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68524	1501 - CJ CONCRETE CONSTRUCTION, INC.	$ 9,346.80			
			Retention/Construct/Concrete Rehab	7060-RET	$ 9,346.80
68525	1439 - CORODATA MEDIA STORAGE, INC	$ 154.76			
			Offsite Data Storage 6/25	DS1312171	$ 154.76
68526	107980 - CYPRESS COLLEGE-NOCCCD	$ 2,200.00			
			Rent/Parking Lots & Room CYP #118/Salute to America 6/27-6/28	2050/25LIVE	$ 2,200.00
68527	1622 - DANIELS TIRE SERVICE, INC	$ 310.00			
			Replace/Tires(2)/Unit #137	200540968	$ 310.00
68528	104010 - DEPT OF CONSERVATION-STATE OF CALIFORNIA	$ 2,602.50			
			Strong Motion 4/1/25-6/30/25	4/25-6/25	$ 2,602.50
68529	2508 - EWING IRRIGATION PRODUCTS INC	$ 2,074.70			
			Grass Seed(500 Lbs) 7/8	26772562	$ 799.98
			Irrigation Controller(1)/PVC(1 Pc)/Sprinkler Valve(1)/Misc 7/9	26790329	$ 891.02
			Sprinkler Valves(2)/PVC(9 Pcs)/Adaptors(5) 6/23	26570562	$ 197.74
			Steel Coupling(1)/PVC Pipes(20)/PVC Tee(1) 7/7	26754843	$ 185.96
68530	2461 - FCG CONSULTANTS INC	$ 70,692.12			
			Construct Mgmt/LART Development 6/25	1135-1012P	$ 344.52
			Final/Inspect/Concrete Rehab 6/25	1135-1012O	$ 16,970.06
			Final/Inspect/Project Mgmt/PW Engineering 6/25	1135-1012M	$ 31,925.52
			Final/Inspect/Project Mgmt/PW Maintenance 6/25	1135-1012N	$ 10,680.12
			Final/Inspect/Various Non-CIP Engineering Permits 6/25	1135-1012C	$ 4,627.99
			Final/Inspect/Watson St Improvements/Permit #PW-23-238 5/26-5/30	1135-1012A	$ 746.45
			Inspect/Sewer System Improvements 6/25	1135-1012K	$ 2,641.30
			Inspect/Street Improvements/Sycamore Creek Charter School 6/25	1135-1012S	$ 2,756.16
68531	130353 - FLEETPRIDE	$ 407.25			
			Sweeper Brake Drums(2)/Brake Shoe Kits(2) 7/9	127079015	$ 407.25
68532	1115 - FRONTIER	$ 76.38			
			7148996947 - Phone Svc/Sewers 8/25	8/25	$ 76.38
68533	889 - FULL SAIL ENTERPRISES, INC	$ 504.06			
			Install/Graphics/Unit #621	126-2503	$ 310.11
			PD Out of Service Magnets(6) 7/22	126-2504	$ 193.95
68534	119018 - GOLDEN STATE WATER COMPANY	$ 133,184.98			
			Svc/Arnold Cypress Park 6/25	6/25(N)	$ 738.29
			Svc/Athletic Fields 6/25	6/25(G)	$ 18,600.37
			Svc/Civic Center 6/25	6/25(H)	$ 9,215.27
			Svc/Community Center 6/25	6/25(M)	$ 70.22
			Svc/Lexington Park 6/25	6/25(I)	$ 6,172.39
			Svc/Maint Yard Landscaping 6/25	6/25(J)	$ 798.21
			Svc/Parks Landscaping 6/25	6/25(F)	$ 61,651.83
			Svc/Parkway Maint 1/25-6/25	1/25-6/25	$ 15.17
			Svc/Parkway Maint 5/25-6/25	5/25-6/25	$ 506.34
			Svc/Parkway Maint 6/25	6/25(E)	$ 14,864.01
			Svc/Parkway Maint 7/25	7/25	$ 16,925.29
			Svc/Sr Center 6/25	6/25(L)	$ 1,808.72
			Svc/Stanton Channel Berm 6/25	6/25(K)	$ 593.96
			Svc/Storm Drain 7/25	7/25(A)	$ 1,224.91
68535	2270 - GOSERCO, INC	$ 10,154.39			
			W/C Software Maint/Warranty/Voice Recorder System 9/1/25-8/31/26	12910	$ 10,154.39
68536	1133 - GRANICUS SWAGIT PRODUCTIONS, LLC	$ 743.65			
			Svc/Video Stream/Council Meetings 6/25	206824	$ 743.65
68537	2283 - GREENFIELD LANDSCAPING & MAINT INC	$ 24,965.00			
			Install/Mulch(100 Tons)/Right-of-Way 6/25	L-4274(A)	$ 7,203.00
			Svc/Landscape/Right-of-Way 6/25	L-4274	$ 17,762.00

City of Cypress
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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68538	110815 - GRIFFIN STRUCTURES INC	$ 22,058.40			
			Construct Mgmt/Arnold Cypress Park Rehab 6/25	GSI-CACPR448-19	$ 22,058.40
68539	1019 - GROUNDSWELL OC HUMAN RELATIONS	$ 4,759.00			
			Dues/OC Human Relations 2025-26	10047	$ 4,759.00
68540	111285 - HARDY & HARPER, INC	$ 26,400.23			
			Final/Construct/Orange Ave Rehab 6/25	51019BAL	$ 26,400.23
68541	2580 - HELM, AMY DEBOOM JUMP ACTION	$ 450.00			
			Rent/Obstacle Course/National Night Out 7/26	72626	$ 450.00
68542	117233 - HOME DEPOT CREDIT SVC-REC #0720	$ 360.03			
			Security Cables(3)/Lexington Park 6/11	9512214	$ 20.62
			Storage Bins(3)/Youth Sports 6/30	552646	$ 32.26
			Supplies/Facility Operations/Recreation 6/25	5531732	$ 214.73
			Supplies/Lexington Park 6/30	552645	$ 66.23
			Supplies/Sr Center 6/30	552724	$ 26.19
68543	102993 - ITERIS, INC	$ 34,650.10			
			Final/Svc/Maintain CCTV Network 6/25	182587	$ 9,870.00
			Inspect/Traffic Signal Cabinet Project 5/25-6/25	182529	$ 24,780.10
68544	125450 - KMBS USA INC KONICA MINOLTA	$ 3,908.21			
			Copier Maint/Citywide 4/1/25-6/30/25	9010502698	$ 3,272.60
			Copier Maint/Print Shop 4/1/25-6/30/25	9010500415	$ 635.61
68545	122069 - LIEBERT CASSIDY WHITMORE	$ 29,164.50			
			Legal Svc/HR Matter #CY020-00001 4/25	294989	$ 510.00
			Legal Svc/HR Matter #CY020-00001 5/25	297503	$ 467.50
			Legal Svc/HR Matter #CY020-00001 6/25	300386	$ 382.50
			Legal Svc/HR Matter #CY020-00043 4/25	294988	$ 522.00
			Legal Svc/HR Matter #CY020-00043 5/25	297502	$ 13,279.00
			Legal Svc/HR Matter #CY020-00043 6/25	300385	$ 11,603.50
			Legal Svc/HR Matter #CY020-00044 4/25	294987	$ 531.50
			Legal Svc/HR Matter #CY020-00044 5/25	297501	$ 1,219.50
			Legal Svc/HR Matter #CY020-00044 6/25	300384	$ 649.00
68546	1779 - LINSCOTT LAW & GREENSPAN ENGINEERS LG2WB	$ 1,972.00			
			Svc/Traffic Study/LART Development 6/25	14394-00170	$ 1,972.00
68547	112017 - LOS ALTOS TROPHY CAL-LINE INVESTMENTS	$ 43.22			
			Name Badge(1)/Senior Commissioner 7/17	98578	$ 14.40
			Name Badges(2)/Recreation Commissioners 7/17	98578(A)	$ 28.82
68548	2385 - MAD SCIENCE THE JAY PARTICLE LLC	$ 4,100.20			
			Instruct/Crazy Chemworks Camp 7/7-7/11	7/11/25	$ 2,705.95
			Instruct/Rollercoaster Robotics & Engineering Camps 7/14-7/18	7/18/25	$ 1,394.25
68549	2264 - MAGIC JUMP RENTALS ORANGE COUNTY LLC	$ 552.60			
			Rent/Sports Shootout Inflatable/National Night Out 7/26	124002	$ 552.60
68550	111271 - MAR-CO EQUIPMENT CO	$ 836.72			
			Sweeper Water Pump(1)/Valves(2) 7/9	209812	$ 836.72
68551	109269 - MILES, HILDA	$ 919.75			
			Instruct/Hula Dance 6/10-7/17	7/17/25	$ 919.75
68552	129724 - NAPA AUTO PARTS - SO CAL AUTO & TRUCK PARTS INC	$ 623.05			
			Brake Rotors(2)/Carb Clean(12 Cans)/Misc 7/11	487053	$ 554.02
			Brake Rotors(4)/Brake Pads(2) 6/18	485907	$ 412.98
			Credit/Brake Pads(1) 4/24	487091(A)	$ (63.56)
			Credit/Brake Pads(5) 12/24	487091	$ (382.47)
			Credit/Overpayment 12/24	475008CR	$ (60.33)
			Trailer Wire Adapter(1)/Ball Mount(1)/Misc 7/22	487677	$ 162.41

City of Cypress
Payment Register
06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68553	672 - O'REILLY AUTO PARTS	$ 1,790.34			
			Batteries(3)/Sewer Truck Unit #142 6/18	3078-167478	$ 929.31
			Brake Rotors(4) 2/28	3078-142173	$ 587.35
			Credit/Brake Rotors(4) 2/28	3078-142185	$ (587.35)
			Credit/Overpayment 11/23	OSOOB05064	$ (0.01)
			Fuel Filters(2)/Air Filter(1)/Misc 7/15	3078-173408	$ 133.09
			Motor Oil(50 Qts)/Oil Filters(2)/Misc 7/9	3078-171888	$ 706.68
			Wiper Fluid(6 Gls) 7/9	3078-171947	$ 21.27
68554	108944 - ODP BUSINESS SOLUTIONS OFFICE DEPOT	$ 277.00			
			Supplies/Citywide 6/25	8/1/25	$ 139.90
			Supplies/Citywide 7/25	8/1/25(A)	$ 137.10
68555	107959 - ORANGE COUNTY COUNCIL OF GOVERNMENTS-OCCOG	$ 8,469.18			
			Dues/OC Council of Governments 7/1/25-6/30/26	2025-606	$ 5,468.73
			Fee/Demographic Research 7/1/25-6/30/26	2025-606(A)	$ 3,000.45
68556	129575 - PARKHOUSE TIRE INC	$ 1,913.07			
			Vehicle Tires(4)/Sweeper Tire(1) 7/16	1020296537	$ 962.76
			Vehicle Tires(7) 6/18	1020295610	$ 950.31
68557	1970 - PERFORMANCE PICKLEBALL, LLC	$ 629.20			
			Instruct/Pickleball 6/22-7/13	7/13/25	$ 629.20
68558	2631 - PIEPER, MICHAEL ELECTRIC VINYL	$ 1,650.00			
			Perform/Music/Concert on the Green 8/1	250801	$ 1,650.00
68559	2623 - PRIMO BRANDS CORP	$ 516.88			
			Comm Center Bottled Water 6/25	05G8710321118	$ 48.89
			Maint Bottled Water 4/25	05E8710321219	$ 155.04
			Maint Bottled Water 5/25	05F8710321219	$ 139.98
			Maint Bottled Water 6/25	05G8710321219	$ 117.10
			Print Shop Bottled Water 4/25	05E8710321142	$ 7.98
			Print Shop Bottled Water 5/25	05F8710321142	$ 8.48
			Print Shop Bottled Water 6/25	05G8710321142	$ 3.99
			Sr Center Bottled Water 6/25	05G8710321117	$ 35.42
68560	1780 - RICHARD FISHER ASSOCIATES	$ 30,750.00			
			Inspect/Landscape Services 5/25	4666	$ 7,575.00
			Inspect/Landscape Services 6/25	4670	$ 23,175.00
68561	109096 - S.C. SIGNS & SUPPLIES, LLC	$ 586.16			
			Banding(200 Ft)/Street Signs(4)/Misc 3/12	257110	$ 586.16
68562	2662 - SALLAS, ANITA	$ 11.58			
			Mileage/Golden West College/PD Candidate Testing 7/11	Rfd 8/1/25	$ 11.58
68563	2031 - SDI PRESENCE LLC	$ 2,260.50			
			W/C Svc/Cloud Backup 6/25	19835	$ 693.00
			W/C Svc/Monitor IT/CAD System 6/25	19626	$ 1,417.50
			W/C Svc/Security Software 6/25	19744	$ 150.00
68564	130328 - SHOETERIA	$ 423.41			
			Safety Shoes(1)/IJimenez Castillo 7/7	0088056IN	$ 164.85
			Safety Shoes(1)/MZamarripa 6/27	0087852IN	$ 258.56
68565	939 - SKYHAWKS SPORTS ACADEMY, INC	$ 1,411.80			
			Instruct/Golf Camp 7/14-7/18	7/18/25	$ 1,411.80
68566	119016 - SO CAL EDISON	$ 7,551.01			
			700003851853 Svc/Parkways 6/25	6/25(F)	$ 519.91
			700351486618 Svc/Willow Park 6/25	6/25(G)	$ 436.64
			700564248438 Svc/Traffic Signals 6/25	6/25(E)	$ 3,192.80
			700710877173 - Svc/Lexington Park 7/25	7/25	$ 3,401.66

City of Cypress
Payment Register
06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68567	119017 - SO CAL GAS CO	$ 99.65			
			08131074000 Svc/Storm Drain 7/25	7/25(B)	$ 24.50
			14011061398 Svc/Storm Drain 7/25	7/25	$ 26.67
			16111070716 Svc/Storm Drain 7/25	7/25(A)	$ 48.48
68568	127941 - SOUTH COAST AIR QUALITY MGT DISTRICT	$ 736.57			
			Fee/Diesel Generator/City Hall 2025-26	4558553	$ 565.63
			Fee/Generator Emissions/City Hall 2025-26	4559664	$ 170.94
68569	1027 - SOUTHERN CALIFORNIA BARRICADES-COAST HILLS INC	$ 3,955.00			
			Svc/Traffic Control & Street Closures/Salute to America 6/28	25-0317	$ 3,955.00
68570	900 - SOUTHERN COMPUTER WAREHOUSE-SCW	$ 4,602.50			
			Sub/IT Cybersecurity Training(175) 7/23/25-7/22/26	INV00845076	$ 4,602.50
68571	116238 - STAPLES BUSINESS ADVANTAGE	$ 1,448.31			
			Supplies/Citywide 6/25	8/1/25	$ 858.00
			Supplies/Citywide 7/25	8/1/25(A)	$ 590.31
68572	1348 - SUPPLY SOLUTIONS-SIGNAL HILL AUTO ENTERPRISES, INC	$ 936.78			
			Trash Can Liners(2K) 7/17	095491	$ 936.78
68573	2071 - THAT SOUND GUY DARREN KNOWLES	$ 1,725.00			
			Svc/Audio & Lighting/Concerts on the Green 8/1	98	$ 1,725.00
68574	2071 - THAT SOUND GUY DARREN KNOWLES	$ 1,725.00			
			Svc/Audio & Lighting/Concerts on the Green 8/8	99	$ 1,725.00
68575	588 - THE COUNSELING TEAM INTERNATIONAL	$ 1,050.00			
			W/C Svc/Psych Eval(1) 12/2	INV105525	$ 350.00
			W/C Svc/Psych Evals(2) 7/7	INV105366	$ 700.00
68576	2070 - TWIST AND SHOUT EVENTS, INC	$ 780.00			
			Svc/Air Brush & Balloon Artists/National Night Out 7/26	462710618946569	$ 780.00
68577	109555 - UNITED RENTALS NORTHWEST INC	$ 1,736.79			
			Credit/Rentals/Salute to America/Quote Match 6/28	249780598-003	$ (348.47)
			Rent/Generator(1)/Light Towers(2)/Salute to America 6/27-6/28	249780598-001	$ 1,440.27
			Rent/Light Towers(3) 6/27-6/28	249780598-002	$ 644.99
68578	2240 - UNIVERSAL WASTE SYSTEMS	$ 200.00			
			Svc/Porta-Potties(1)/Nature Park 6/12 & 6/19	0004015825	$ 200.00
68579	2089 - VAZQUEZ, JORGE M GREASE AWAY	$ 1,200.00			
			Svc/Clean Exhaust Hood/Comm Center 7/11	3025	$ 600.00
			Svc/Clean Exhaust Hood/Sr Center 7/11	3026	$ 600.00
68580	129595 - VERIZON WIRELESS - CA	$ 75.09			
			Cell Svc/Rec 7/25	7/25	$ 75.09
68581	1992 - VOORHEES, RONDA	$ 1,446.25			
			Instruct/Piano 6/16-7/23	7/23/25	$ 1,446.25
68582	2095 - VU 4 LEARNING CORP BRICKS 4 KIDZ	$ 1,989.00			
			Instruct/Video Game Design Camp 7/14-7/18	7/18/25	$ 1,989.00
68583	1993 - WATANABE , BRYCE I	$ 2,010.45			
			Instruct/Karate 6/16-7/16	7/16/25	$ 2,010.45
68584	112149 - WESTERN EXTERMINATOR COMPANY	$ 460.00			
			Svc/Pest Control/Citywide 6/25	570835C	$ 460.00
68585	2663 - WHERRY, HAROLD BLUE BREEZE ENTERTAINMENT	$ 3,200.00			
			Perform/Music/Concert on the Green 8/8	#3 8/8/25	$ 3,200.00
68586	2273 - YOUNG REMBRANDTS NORTH ORANGE COUNTY BI DAN YU	$ 1,458.60			
			Instruct/Youth Drawing 6/10-7/15	7/15/25	$ 873.60
			Instruct/Youth Drawing 7/14-7/18	7/18/25	$ 585.00
68587	2044 - YOUTH EVOLUTION ACTIVITIES	$ 462.80			
			Instruct/Youth Basketball 6/19-7/10	7/10/25	$ 462.80
68588	1974 - YUNEX LLC	$ 12,474.00			
			Repair/Traffic Signals 6/25	5610005692	$ 7,248.90
			Traffic Signal Maint 6/25	90004831	$ 5,225.10

City of Cypress
Payment Register
06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
68589	0 - APREFILIO, CELIA	$ 200.00			
			Refund/Facility Deposit/Contract #9947	Rfd 8/1/25	$ 200.00
68590	0 - CAI, JIN	$ 189.00			
			Refund/Skyhawks 7/21-7/25	Rfd 8/1/25	$ 189.00
68591	0 - COOL, MICHAEL	$ 2,023.00			
			Refund/Recycling Deposit/CDD-25-64/4382 Marion	Rfd 8/1/25	$ 2,023.00
68592	0 - OC SOFTBALL CAMP	$ 150.00			
			Refund/Facility Deposit/Contract #10650	Rfd 8/1/25	$ 150.00
68593	0 - PARK, DAVID	$ 500.00			
			Refund/Recycling Deposit/CDD-25-100/6812 Cerritos	Rfd 8/1/25	$ 500.00
68594	0 - RAMIREZ, ELIZABETH	$ 100.00			
			Refund/Facility Deposit/Contract #10619	Rfd 8/1/25	$ 100.00
68595	0 - TAMASE, BENITO	$ 100.00			
			Refund/Facility Deposit/Contract #10645	Rfd 8/1/25	$ 100.00
68596	0 - VISWANATHAN, SUNIL	$ 1,000.00			
			Refund/Recycling Deposit/CDD-25-36/9383 Lexington St	Rfd 8/1/25	$ 1,000.00
68597	111882 - CALIFORNIA YELLOW CAB CORP	$ 7,395.00			
			Sr Center/Nutrition Program 5/25	5503025	$ 1,455.00
			Taxi Vouchers/Sr Center 5/25	5501025	$ 5,940.00
68598	128739 - HOME DEPOT CREDIT SVC-MAINT	$ 2,855.69			
			Supplies/Maint 2/25	3/28/25	$ 2,855.69
68599	0 - PAULSEN, JOE	$ 150.00			
			Refund/Facility Deposit/Contract #9452	Rfd 12/20/24	$ 150.00
67519	0 - TRUONG, SARINA	$ (1,064.00)			
			Refund/Recycling Deposit/CDD-24-108	Rfd 3/14/25	$ (1,064.00)
67562	37 - KIDZ LOVE SOCCER-NORTH AMER YOUTH ACTIVITIES LLC	$ (1,121.25)			
			Instruct/Soccer 1/25-3/15	3/15/2025	$ (1,121.25)
68263	111882 - CALIFORNIA YELLOW CAB CORP	$ (7,395.00)			
			Sr Center/Nutrition Program 5/25	5503025	$ (1,455.00)
			Taxi Vouchers/Sr Center 5/25	5501025	$ (5,940.00)
67560	128739 - HOME DEPOT CREDIT SVC-MAINT	$ (2,855.69)			
			Supplies/Maint 2/25	3/28/25	$ (2,855.69)
67001	0 - PAULSEN, JOE	$ (150.00)			
			Refund/Facility Deposit/Contract #9452	Rfd 12/20/24	$ (150.00)
67950	705 - BOA ARCHITECTURE	$ (22,105.00)			
			Design/Executive Board Room Improvements/City Hall 11/27-3/31	25-3142-1	$ (22,105.00)
67109	0 - LUCENIO, MA JESUSA	$ (300.00)			
			Refund/Facility Deposit/Contract #8655	Rfd 1/17/25	$ (300.00)
68215	2071 - THAT SOUND GUY DARREN KNOWLES	$ (3,675.00)			
			Svc/Audio & Lighting/Concerts on the Green 6/20	93	$ (1,725.00)
			Svc/Audio & Lighting/Concerts on the Green 6/27	94	$ (1,950.00)
68235	0 - BROLCHINO, MATTHEW	$ (300.00)			
			Refund/Facility Deposit/Contract #10348	Rfd 6/20/25	$ (300.00)
67568	108944 - ODP BUSINESS SOLUTIONS OFFICE DEPOT	$ (288.74)			
			Supplies/Citywide 2/25	3/28/2025	$ (288.74)
67384	1535 - HERNANDEZ JENNIFER	$ (60.00)			
			Meals/Sexual Assault Investigations 2/10-2/14	Reimb 2/10-2/14	$ (60.00)
68589	0 - APREFILIO, CELIA	$ (200.00)			
			Refund/Facility Deposit/Contract #9947	Rfd 8/1/25	$ (200.00)
Total EFTs		$ 8,211,034.11			$ 8,211,034.11
Total Warrants		$ 4,500,949.73			4,500,949.73
Transfer to Payroll (W1558)		$ 816,172.84	Payroll 05/23/25-06/06/25		816,172.84
Transfer to Payroll (W1559)		$ 817,100.96	Payroll 06/06/25-06/20/25		817,100.96
Transfer to Payroll (W1560)		$ 769,937.72	Payroll 06/20/25-07/04/25		769,937.72

City of Cypress
Payment Register
06/07/25 - 08/08/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
Transfer to Payroll (W1561)		$ 871,344.73	Payroll 07/04/25-07/18/25		871,344.73
Transfer to Payroll (W1562)		$ 802,748.64	Payroll 07/18/25-08/01/25		802,748.64
Grand Totals		$ 16,789,288.73			$ 16,789,288.73

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **14.**

FROM: Fred Galante, City Attorney

DATE: 08/25/2025

SUBJECT: **Approve First Reading of an Ordinance Updating Municipal Code Section 17 Relating to Smoking Regulations and Potentially Provide Direction for Additional Regulations**

RECOMMENDATION

1. Approve the first reading of an Ordinance, by title only, updating Municipal Code Section 17 to align smoking regulations to State law; and

2. Potentially provide direction for additional regulations.

DISCUSSION

The City Council's Strategic Plan includes an objective for the City Attorney to recommend updates to the Municipal Code to reflect State smoking restrictions and present options for additional regulations. The recommended updates are included in the attached Ordinance. Any additional regulations the City Council may direct will be presented for consideration at a future City Council meeting.

BUDGET IMPACT

None.

LEGAL REVIEW

The City Attorney drafted the attached Ordinance.

APPROVED BY: Matt Burton, Director of Finance & Administrative Services

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Attachments

Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, ADDING ARTICLE IX (SMOKING IN PUBLIC AREAS) TO CHAPTER 13 (HEALTH AND SANITATION) OF THE CYPRESS MUNICIPAL CODE, CONCERNING SMOKING AND TOBACCO USE REGULATIONS

WHEREAS, pursuant to California Labor Code §6404.5(h), local governments have the full right and authority to prohibit all tobacco use indoors and outdoors in areas not already covered by state law;

WHEREAS, there is a broad public recognition by the residents of the City of Cypress ("City") of the dangers of secondhand smoke and support for smoke-free regulations, as evidenced by a 2024 City survey in which 78.5% of 367 residents said they would be in favor of smoking prevention in their city;

WHEREAS, secondhand smoke has been repeatedly identified as a health hazard. The California Environmental Protection Agency includes secondhand smoke to the Proposition 65 list of chemicals known to the state of California to cause cancer, birth defects, and other reproductive harm;

WHEREAS, exposure to secondhand smoke has negative health impacts, causing disease and death, and such exposure can occur at significant levels outdoors;

WHEREAS, the City intends to protect the public health, safety, and welfare of its residents, especially children, by promoting and affirming a healthy environment; and

WHEREAS, the City Council desires to attain the foregoing objectives.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CYPRESS HEREBY ORDAINS AS FOLLOWS:

Section 1. Recitals Incorporated. The City Council finds the foregoing Recitals are true and correct and are incorporated herein by this reference.

Section 2. Amendment to CMC Chapter 13. A new Article IX (Smoking in Public Areas) is hereby added to Chapter 13 (Health and Sanitation) of the City of Cypress Municipal Code to read as follows:

"§13-119 Definitions.

The following words and phrases, as used in this article or in any other applicable law regulating smoking, shall have the following meanings:

A. “Cannabis” has the meaning set forth in California Business and Professions Code section 26001, as that section may be amended from time to time.

B. “Electronic smoking device” means any device that may be used to deliver any aerosolized or vaporized substance to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen, or e-hookah. The term includes any component part of or accessory to the device.

C. “Employee” means any person who is employed or retained as an independent contractor by an employer in consideration for direct or indirect monetary wages or profit, or any person who volunteers his or her services for an employer.

D. "Employer" means any person or nonprofit entity that retains the service of one or more employees.

E. "Enclosed area" means all space between a floor and a ceiling that is bounded by walls, doorways, or windows, whether open or closed, covering more than 50 percent of the combined surface area of the vertical planes constituting the perimeter of the area. A wall includes any retractable divider, garage door, or other physical barrier, whether temporary or permanent.

F. "Multiunit Residence" means property containing two or more units, including, but not limited to, apartment buildings, common interest developments, senior and assisted living facilities, and long-term health care facilities.

G. "Outdoor Dining Area" means any publicly or privately owned outdoor area, including streets and sidewalks, that is available to or customarily used by the general public or an employee, and that is designed, established, or regularly used for consuming food or drink.

H. "Person" means any natural person, business, corporation, partnership, cooperative association, personal representative, receiver, trustee, assignee, or any other legal entity.

I. "Place of employment" means an area under the control of an employer that an employee or the general public may enter in the normal course of operations, regardless of the hours of operation, including work areas and construction sites.

J. "Public event areas" means any publicly or privately owned place used for an event open to the general public, regardless of any fee or age requirement, including a farmers' market, parade, fair, or festival.

K. "Public place" means any publicly or privately owned place that is open to the general public, regardless of any fee or age requirement, including sidewalks, streets, parking lots, plazas, shopping areas, stadiums, or sporting facilities.

L. "Recreational area" means any publicly or privately owned area, including streets and sidewalks located within the area, that is open to the general public for recreational purposes, regardless of any fee or age requirement. The term includes, but is not limited to, facilities, parks, playgrounds, athletic fields, restrooms, beaches, picnic areas, spectator and concession areas, golf courses, walking paths, gardens, hiking trails, bike paths, riding trails, roller and ice-skating rinks, skateboard parks, amusement parks, zoos, and aquatic areas.

M. "Service area" means any publicly or privately owned area, including streets and sidewalks, that is designed to be used or is regularly used by one or more persons to receive a service, wait to receive a service, or to make a transaction, whether or not such service or transaction includes the exchange of money. The term includes, but is not limited to, areas including or within 25 feet of information kiosks, automatic teller machines (ATMs), service lines, bus stops or shelters, or cab stands.

N. "Service lines" means an outdoor line in which one or more persons are waiting for or receiving service of any kind, whether or not the service involves the exchange of money, including but not limited to, ATM lines, concert lines, food vendor lines, mobile vendor lines, movie ticket lines, and sporting event lines.

O. "Smoke" or "Smoking" means: (1) inhaling, exhaling, or burning, any tobacco, nicotine, cannabis, or plant product, whether natural or synthetic; (2) carrying any lighted, heated, or activated tobacco, nicotine, cannabis, or plant product, whether natural or synthetic, intended for inhalation; or (3) using an electronic smoking device or hookah.

P. "Tobacco product" means: (1) any product that is made from or derived from tobacco, or that contains nicotine, that is intended for human consumption or is likely to be consumed, whether inhaled, absorbed, or ingested by any other means, including but not limited to, a cigarette, a cigar, pipe tobacco, chewing tobacco, snuff, or snus; (2) any electronic smoking device and any substances that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine; or (3) any component, part, or accessory of (1) or (2), whether or not any of these contains tobacco or nicotine, including but not limited to filters, rolling papers, blunt or hemp wraps, hookahs, mouthpieces, and pipes.

Q. "Tobacco product waste" means any component, part, or remnant of any tobacco product. Tobacco product waste includes any waste that is produced from the use of a tobacco product, including all tobacco product packaging and incidental waste such as lighters or matches, whether or not it contains tobacco or nicotine.

R. "Tobacco use" means the act of smoking or the consumption of any other tobacco product in any form.

S. "Unenclosed area" means any area that is not an enclosed area.

§13-120 Prohibition of Smoking and Tobacco Use in Unenclosed Areas.

A. Smoking and tobacco use are prohibited in the unenclosed areas of the following places within the city:

(1) Recreational areas;
(2) Service areas;
(3) Outdoor dining areas;
(4) Places of employment;
(5) Public event areas; or
(6) Other public places.

B. Nothing in this article prohibits any person or employer with control over any property from prohibiting smoking and tobacco use on any part of such property, even if smoking or tobacco use is not otherwise prohibited in that area.

§13-121 Smoke-Free Buffer Zones.

Smoking in all unenclosed areas shall be prohibited within 25 feet from any area in which smoking is prohibited under §13-120 of this article or by any other law. This prohibition shall not apply to unenclosed areas of private residential properties that are not multiunit residences.

§13-122 Tobacco Waste.

A. No person or employer shall permit smoking ash receptacles within an area under their control and in which smoking or tobacco use is prohibited by law, including within twenty-five (25) feet from any area in which smoking or tobacco use is prohibited. The presence of smoking ash receptacles in violation of this subsection shall not be a defense to a charge of smoking or tobacco use in violation of any provision of this article.

B. No person shall dispose of tobacco product waste within the boundaries of an area in which smoking or tobacco use is prohibited.

§13-123 Enforcement.

A. No person or employer shall permit smoking or tobacco use in an area that is under the control of that person or employer and in which smoking or tobacco use is prohibited by this article or any other law.

B. A person or employer that has control of an area in which smoking and tobacco use are prohibited by this article shall post a clear, conspicuous, and unambiguous "No Smoking" and "No Tobacco Use" or "Smoke-Free" and "Tobacco-Free" sign

at each entrance to the area, and in at least one other conspicuous point within the area. The signs shall have letters of no less than one inch in height and shall include the international "No Smoking" symbol. Signs posted on the exterior of buildings to comply with this section shall include the 25-foot distance requirement set forth in Section 13-122. The presence or absence of signs shall not be a defense to a charge of smoking or tobacco use in violation of any other provision of this article.

C. A person or employer that has control of an area in which smoking and tobacco use are prohibited by this article shall direct anyone who is smoking or using tobacco in violation of this article to extinguish the product being smoked or stop using the tobacco product. If they do not stop smoking or using the tobacco product, the person or employer shall refuse any service and shall immediately ask them to leave the property. If the ejection is from a public event, it shall be for the duration of the public event.

§13-124 Violations and Penalties.

A. Any violation of this article is punishable pursuant to section 1-7 of the Cypress City Code, except for as preempted by state law.

B. Any violation of this article is hereby declared to be a public nuisance.

(1) Any activity that is conducted in violation of any provisions of this article is hereby declared to be a public nuisance, and, as such, may be abated or enjoined from further operation, in accordance with the procedures set forth in Chapter 13, Article III of the Cypress City Code.

(2) All costs to abate such public nuisance, including attorneys' fees and court costs, shall be paid by the person causing the nuisance.

(3) Any appeal to a determination that such activity constitutes a public nuisance shall be pursuant to the appeal provisions in Chapter 13, Article III of the Cypress City Code.

C. Each instance of smoking or tobacco use in violation of this article shall constitute a separate violation. For violations other than for smoking, each day of a continuing violation of this article shall constitute a separate violation.

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

Section 3. Amendment to CMC Chapter 17. Section 17-42 (Smoking regulations – Definitions) of the City of Cypress Municipal Code is hereby amended to

read as follows (~~strikethrough~~ represents deleted language while *bold italics* represents added language):

"§17-42 Smoking regulations – Definitions.

The following words and phrases, whenever used in sections 17-42 through 17-50, shall be construed as defined in this section:

"Bar" means an area which is devoted to the serving of alcoholic beverages for consumption by guests on the premises and in which the serving of food is only incidental to the consumption of such beverages. Although a restaurant may contain a bar, the term "bar" shall not include the restaurant dining area.

"Bingo facility" means property at which bingo games are authorized to be conducted by organizations licensed pursuant to Chapter 15C of the Cypress City Code.

"Business" means any sole proprietorship, partnership, joint venture, corporation or other business entity formed for profit-making purposes, including retail establishments where goods or services are sold as well as professional corporations and other entities under which legal, medical, dental, engineering, architectural or other professional services are delivered.

"Dining area" means any enclosed area containing a counter or tables upon which meals are served.

"Employee" *shall have the same definition as set forth in Section 13-119.*~~means any person who is employed by any employer in the consideration for direct or indirect monetary wages or profit.~~

"Employer" *shall have the same definition as set forth in Section 13-119.*~~means any person who employs the services of an individual person.~~

"Enclosed" means closed in by a roof and four walls with appropriate openings for ingress and egress.

"Health facilities" means sports pavilions, gymnasiums, health spas, swimming pools, roller and ice rinks, bowling alleys and other similar places where members of the general public assemble to either engage in physical exercise or participate in athletic competition.

"Motion picture theater" means any theater engaged in the business of exhibiting motion pictures.

"Nonprofit entity" means any corporation, unincorporated association or other entity created for charitable, philanthropic, educational, character-building,

political, social or other similar purposes, the net proceeds from the operations of which are committed to the promotion of the objects or purposes of the organization and not to private financial gain. A public agency is not a "nonprofit entity" within the meaning of this section.

"Office workplace" means any enclosed area of a structure or portion thereof intended for occupancy by business entities which will provide primarily clerical, professional or business services of the business entity, or which will provide primarily clerical, professional or business services to other business entities or to the public, from that location. The term "office workplace" includes, but is not limited to, office spaces in office buildings, medical office waiting rooms, libraries, hospitals, and retail sales establishments.

"Place of employment" *shall have the same definition as set forth in Section 13-119.* ~~means any enclosed area under the control of a public or private employer which five or more employees normally frequent during the course of employment, including but not limited to:~~

~~(1) Conference and classrooms;~~
~~(2) Employee cafeterias;~~
~~(3) Employee lounges and restrooms;~~
~~(4) Hallways;~~
~~(5) Work areas;~~
~~(6) A private residence is not a place of employment, unless said residence is used as a child care or a health care facility;~~
~~(7) The dining area of a restaurant is not a place of employment;~~
~~(8) It is not the intent of sections 17-42 through 17-50 to regulate governmental agencies not under the jurisdiction of the city;~~
~~(9) The intent is to include nonprofit corporations, offices and other facilities maintained by public agencies which are under the jurisdiction of the city, and other entities not commonly understood to be business enterprises, though frequented by the public.~~

"Public place" means any enclosed area to which the public is invited or in which the public is permitted, including, but not limited to:

(1) Banks
(2) Educational facilities
(3) Health facilities
(4) Public transportation facilities
(5) Reception areas
(6) Restaurants
(7) Retail stores
(8) Retail service establishments
(9) Retail food production and marketing establishments
(10) Waiting rooms

(11) A private residence is not a public place.

"Race track" means the "Los Alamitos Race Track" and all facilities therein.

"Restaurant" means any coffee shop, cafeteria, luncheonette, tavern, cocktail lounge, sandwich stand, soda fountain, private and public school cafeteria or eating establishment, and any other eating establishment, organization, club, including veterans' club, boardinghouse, or guesthouse which gives or offers for sale food to the public, guests, patrons, or employees as well as kitchens in which food is prepared on the premises for serving elsewhere, including catering functions, except that the term "restaurant" shall not include a cocktail lounge or tavern if said cocktail lounge or tavern is a "bar" as defined above.

"Service line" means any indoor line at which one or more persons are waiting for or receiving service of any kind whether or not such service involves the exchange of money.

"Smoking" *shall have the same definition as the one set forth in Section 13-119.*~~means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, weed, plant or other combustible substance in any manner or in any form.~~

"Tobacco store" means a retail store utilized primarily for the sale of tobacco products and accessories and in which the sale of other products is merely incidental."

Section 4. Severability. If any section, subsection, sentence, clause, paragraph, or phrase of this Ordinance or any part thereof is for any reason held to be invalid or otherwise unenforceable by any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have enacted each and every section, subsection, sentence, clause, paragraph, or phrase thereof, irrespective of any determination of validity.

Section 5. Effective Date. This Ordinance shall take effect 30 days after its adoption.

Section 6. Certification. The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause the same to be published and posted at the designated locations in the City of Cypress.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Cypress at a regular meeting held on this ___ day of _____, 2025.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I, ALISHA FARNELL, City Clerk of the City of Cypress, DO HEREBY CERTIFY that the foregoing Ordinance was duly adopted at a regular meeting of said City Council held on the ___ day of ____, 2025, by the following roll call vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **15.**

FROM: Ad Hoc Subcommittee, Mayor Burke and Council Member Peat

DATE: 08/25/2025

SUBJECT: **Receive a Report from the Ad Hoc Subcommittee to Consider Options to Ensure the Future Sustainability of the Cypress Community Festival**

RECOMMENDATION

Receive a report from the ad hoc subcommittee to consider options to ensure the future sustainability of the Cypress Community Festival.

DISCUSSION

At its February 24 meeting, the City Council appointed the Mayor and Council Member Peat to this ad hoc subcommittee (Resolution attached).

The ad hoc subcommittee's duties were to work with the Recreation and Community Services Commission and the Cypress Community Festival Association and consider:

- A shared vision for the Cypress Community Festival
- Volunteer recruitment and community engagement strategies
- The City’s role and responsibility in supporting/producing the Cypress Community Festival
- Promoting the Cypress Community Festival’s long-term financial sustainability

The two ad hoc subcommittee members will provide a verbal report on this item to the City Council on August 25, 2025.

BUDGET IMPACT

None.

LEGAL REVIEW

N/A

APPROVED BY: Ad Hoc Subcommittee

Attachments

Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, AND ACTING AS EX-OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT, ESTABLISHING AN AD HOC SUBCOMMITTEE TO CONSIDER OPTIONS TO ENSURE FUTURE SUSTAINABILITY OF THE CYPRESS COMMUNITY FESTIVAL

WHEREAS, the Cypress Community Festival is a treasured community event; and

WHEREAS, over its history the Cypress Community Festival has been produced by the City, and by the Cypress Community Festival Association in partnership with other non-profit partners, including the Cypress Chamber of Commerce and the City; and

WHEREAS, the Cypress Community Festival is increasingly complicated and expensive to produce; and

WHEREAS, the City Council believes it is in the City's best interest to ensure the Cypress Community Festival remains a positive, community affirming event; and

NOW, THEREFORE, the City Council of the City of Cypress resolves as follows:

Section 1. Establishment

An Ad Hoc Subcommittee is hereby established for the purpose of considering options to ensure the Cypress Community Festival's future sustainability. Council Members shall be appointed by the Mayor and confirmed by the City Council.

Section 2. Duties of the Subcommittee

The Ad Hoc Subcommittee shall have the following duties:

A. Work cooperatively with the City Manager to engage with the Recreation and Community Services Commission, Cypress Community Festival Association, and Chamber of Commerce and consider:

- A shared vision for the Cypress Community Festival
- Volunteer recruitment and community engagement strategies
- The City's role and responsibility in supporting/producing the Cypress Community Festival
- Promoting the Cypress Community Festival's long-term financial sustainability.

B. Report to the City Council by November 10, 2025.

Section 3. Composition

The Ad Hoc Subcommittee shall consist of two Council Members. Staff support shall be designated by the City Manager.

Section 3. Brown Act

As an Ad Hoc Subcommittee that is constituted solely to address the issues identified in this Resolution and is to be disbanded after the issues are presented to the City Council, the Ad Hoc Subcommittee shall not be subject to the requirements of the Brown Act (Government Code sections 54950 – 54963).

PASSED AND ADOPTED by the City Council of the City of Cypress at a regular meeting held on the 24th day of February, 2025.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I, ALISHA FARNELL, City Clerk of the City of Cypress, DO HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the said City Council held on the 24th day of February, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

_____
CITY CLERK OF THE CITY OF CYPRESS