AMENDED AGENDA

REGULAR MEETING
CYPRESS CITY COUNCIL
September 22, 2026
5:30 P.M. - Closed Session
6:00 P.M. - General Session

www.cypressca.org

City Council Chambers
5275 Orange Avenue
Cypress, California

Individuals interested in speaking at a City Council meeting may find participation instructions on the last page of the agenda.

CALL TO ORDER

5:30 P.M.
City 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 Leo Medrano
Mayor Pro Tem Kyle Chang
Council Member Bonnie Peat
Council Member David Burke
Council Member Rachel Strong Carnahan

ORAL COMMUNICATIONS ON CLOSED SESSION ITEMS

This portion of the meeting is set aside for public comments regarding matters listed under closed session. The City Council cannot discuss or take action on matters not on the agenda during this time however Council members may provide brief responses. 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 or City Clerk to call on you to address the City Council virtually. Speakers providing in-person comments will be called first. Time allotted for public comment is three minutes.

CLOSED SESSION

Conference with Labor Negotiator
Pursuant to Government Code § 54957.6
Agency Negotiators: Shannon DeLong, City Manager and Stephanie Sikkema, Director of Finance and Administrative Services
Employee Groups: Cypress Employees' Association, Maintenance Employees' Association, Police Officers' Association, Police Management Association and Unrepresented Employees.

Public Employee Performance Evaluation
A closed session will be held, pursuant to Government Code §54957, to conduct an employee evaluation for the position of City Manager.

Conference with Legal Counsel – Anticipated Litigation

A closed session will be held, pursuant to Government Code § 54956.9 (d)(2) or (d)(3) & (e)(2), because there is a significant exposure to litigation in one (1) case. Pursuant to *Fowler v. City of Lafayette* (2020) 46 Cal.App.5th 360, 369-70, a copy of the letter threating litigation is attached to the City Council agenda and is available for public inspection and copying in the Office of the City Clerk.

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 Leo Medrano
Mayor Pro Tem Kyle Chang
Council Member Bonnie Peat
Council Member David Burke
Council Member Rachel Strong Carnahan

INVOCATION

Pastor Nader Hanna, King of The Nations Church

PLEDGE OF ALLEGIANCE

The pledge of allegiance will be led by a member of the City Council.

REPORT OF CLOSED SESSION

The City Attorney will announce reportable action(s).

PRESENTATIONS

Recognizing National Planning Month
Recognizing National Service Month with the Rotary of Los Alamitos, Cypress and Seal Beach

ORAL COMMUNICATIONS ON AGENDA ITEMS

This portion of the meeting is set aside for public comments regarding any matter within the jurisdiction of the City Council. Comments on non-agenda items will be heard at this time. Comments related to a specific agenda item will be heard following the staff report for that item and prior to the City Council action, unless the speaker prefers to make the comment during the general public comment period. The City Council cannot discuss or take action on matters not on the agenda for this meeting, but Council members may provide brief responses. 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 or City Clerk to call on you to address the City Council virtually. Speakers providing in-person comments will be called first. Time allotted for public comment (subject to change by the presiding officer).

General Public Comment (not on agenda): 3 minutes
Consent Calendar (any or all items): 3 minutes
Agenda Items (not on consent calendar): 3 minutes per item

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. **Approve Minutes of the August 25, 2026, City Council Workshop, the August 25, 2026, Regular City Council Meeting and August 26, 2026, Strategic Planning Meeting**

   Prepared by: Lisa Berglund, City Clerk

   Recommendation: Approve as submitted.

2. **Receive an Update on the Strategic Plan Objectives**

   Prepared by: Jason Machado, Assistant to the City Manager

   Recommendation: Receive an update on the Strategic Plan objectives.

3. Receive and File the Fiscal Year 2025-26 Fourth Quarter Financial Report and Approve Budget Adjustments

Prepared by: Stephanie Sikkema, Director of Finance and Administrative Services

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

1. Receive and file the Fourth Quarter Financial Report for Fiscal Year 2025-26; and

2. Approve the following budget adjustments:
- Increase General Fund (Fund 111) revenue by $545,000, expenditures by $477,100, and transfers out by $44,400, for a positive net change of $23,500;
- Increase General Fund - Grants (Fund 114) revenue by $24,400 and expenditures by $12,000, for a positive net change of $12,400;
- Increase Cypress Recreation and Park District (CRPD) General Fund (Fund 212) revenue by $975,639 and expenditures by $975,639, for a $0 net change;
- Increase CRPD Park Development Fund (Fund 213) revenue by $975,639 and expenditures by $975,639, for a $0 net change;
- Increase Asset Seizure Fund - Other (Fund 281) revenue by $30,900 and expenditures by $40,200, for a negative net change of $9,300;
- Increase Cable TV Franchise Agreement Fund (Fund 291) expenditures by $3,060, for a negative net change of $3,060;
- Increase Rec & Comm Services Found Fund (Fund 620) revenue by $27,500 and expenditures by $7,500, for a positive net change of $20,000; and
- Authorize implementation of the City's Fund Balance Policy by transferring $20,780,000 from the General Fund (Fund 111) to the Employee Benefits Fund ($6,926,668), Workers Compensation Fund ($2,080,000), Infrastructure Reserve Fund ($7,617,334), City Capital Replacement Fund ($2,770,667), and Technology Master Plan Fund ($1,385,331).

4. Receive and File the Investment Reports for the Months Ended August 31, 2026.

Prepared by: Stephanie Sikkema, Director of Finance and Administrative Services

Recommendation: Receive and file the attached investment reports.

5. Award RFP for Comprehensive User Fee Study and Cost Allocation Plan

Prepared by: Stephanie Sikkema, Director of Finance and Administrative Services

Recommendation:
1. Award Request for Proposals for a Comprehensive User Fee Study and Full Cost Allocation Plan to Willdan Financial Services;

2. Authorize the City Manager to negotiate and execute an agreement with Willdan Financial Services, in such final form as approved by the City Attorney; and

3. Authorize the City Manager to approve change orders and amendments to the agreement, provided that Willdan Financial Services' total compensation does not

exceed $65,000.

6. Receive and File Register of Warrants, Transfers, and Wires Issued for the Period of August 8, 2026 through September 4, 2026

Prepared by: Stephanie Sikkema, Director of Finance and Administrative Services

Recommendation:
Receive and File the Attached Payment Register Summarized Below for the Period of August 8, 2026 through September 4, 2026:

- Electronic Funds Transfers 20428 through 20690
- Warrants 71216 through 71463
- Payroll Transfers W1590 through W1591

7. Orange County Grand Jury Response Letters

Prepared by: Alicia Velasco, Director of Community Development

Recommendation: Authorize the Mayor to sign the attached responses to the Orange County Grand Jury reports for submission to the Presiding Judge of the Orange County Superior Court.

ITEMS REMOVED FROM CONSENT CALENDAR

PUBLIC HEARINGS

The public may address the City Council on public hearing items prior to any action being taken. Please complete a speaker's card to participate. In-person speakers will be called first, followed by those joining virtually. The Mayor or City Clerk will call on you to address the City Council. All speakers have three minutes to make their comments. Council Members should disclose communications with anyone relevant to a Public Hearing item.

8. Site Plan Review and Tentative Tract Map for a 112-Unit Townhome Development at 4691 Katella Avenue

Prepared by: Kyle Webber, Senior Planner

Recommendation: Adopt Resolutions approving Site Plan Review No. 2025-01 and Tentative Tract Map No. 19413 for a 112-unit townhome development at 4691 Katella Avenue, subject to the attached Conditions of Approval, and finding the project exempt from California Environmental Quality Act requirements.

COUNCIL MEMBER ITEMS FOR FUTURE CONSIDERATION

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

CITY MANAGER REMARKS

ADJOURNMENT

The next meeting will be an adjourned Regular Meeting, to be held on Tuesday, October 13, 2026, beginning at 5:30 p.m. in the City Council Chambers.

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

I, Lisa Berglund, City Clerk, 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 September 16, 2026.

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/6239371604480374620. Advanced registration is recommended. Kindly mute television or streaming devices you may have on in the background so you can hear when you are queued to speak in real time. This helps avoid delays caused by the meeting's 10-second broadcast delay.

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 +1 (415) 655-0052 and entering Access Code 243-014-033. 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

FROM: Lisa Berglund, City Clerk

DATE: 09/22/2026

SUBJECT: **Conference with Legal Counsel – Anticipated Litigation**

A closed session will be held, pursuant to Government Code § 54956.9 (d)(2) or (d)(3) & (e)(2), because there is a significant exposure to litigation in one (1) case. Pursuant to *Fowler v. City of Lafayette* (2020) 46 Cal.App.5th 360, 369-70, a copy of the letter threating litigation is attached to the City Council agenda and is available for public inspection and copying in the Office of the City Clerk.

RECOMMENDATION

BUDGET IMPACT

LEGAL REVIEW

APPROVED BY:

Attachments

Notice from SAFER

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
1939 Harrison Street, Ste. 150
Oakland, CA 94612
www.lozeaudrury.com
victoria@lozeaudrury.com

September 17, 2026

Via U.S. Mail and E-mail

Cypress City Council
c/o Mayor Leo Medrano
City of Cypress
5275 Orange Ave.
Cypress, CA 90630
lmedrano@cypressca.org

Fred Galante, City Attorney
Office of the City Attorney
City of Cypress
1 Park Plaza Suite 100
Irvine, CA 92614
fgalante@awattorneys.com

Lisa Berglund, City Clerk
Office of the City Clerk
City of Cypress
5275 Orange Ave.
Cypress, CA 90630
cityclerk@toaks.gov

Re: Notice of Intent to File Suit Under the California Environmental Quality Act Regarding Environmental Impact Report for Los Alamitos Racecourse Specific Plan 3.0 Buildout Project (VTTM No. 19247; SCH No. 2025040377)

To Mayor Leo Medrano, Cypress City Council, City Clerk Bergland, and City Attorney Galante:

Please take notice, pursuant to Public Resources Code § 21167.5, that Supporters Alliance For Environmental Responsibility ("SAFER") intends to file a Verified Petition for Peremptory Writ of Mandate and Complaint ("Petition") under the provisions of the California Environmental Quality Act ("CEQA"), Pub. Res. Code § 21000 *et seq*., against the City of Cypress and City Council of the City of Cypress ("Respondents") and Real Party in Interest Los Alamitos Race Course, challenging the City Council's decision on August 25, 2026 to certify the Environmental Impact Report ("EIR") for the Los Alamitos Race Course Specific Plan 3.0 Buildout Project (SCH No. 2025040377, VTTM No. 19247;) ("Project").

The Petition will allege that, *inter alia*, Respondents failed to proceed in the manner required by law because: (1) the EIR failed to apply feasible mitigation measures and alternatives for the Project's significant and unavoidable air quality, vehicle miles travelled ("VMT") and historic impacts; (2) the EIR improperly deferred mitigation; and (3) the EIR fails to adequately disclose, analyze, and mitigate significant indoor air quality and VMT impacts.

The Petition will seek the following relief:

1. For a stay of Respondents' decision to certify the EIR pending trial;

2. For a peremptory writ of mandate directing:

    a. Respondents to set aside any and all permits or approvals issued for the Project;
    b. Respondents to set aside the approval of the EIR for the Project;
    c. Respondents to fully comply with CEQA before Project approval and take any other action required pursuant to Public Resources Code Section 21168.9;
    d. Respondents to prepare, circulate, and consider a revised EIR to address all CEQA violations related to the Project approval; and
    e. Respondents and Real Party in Interest to suspend all activities in furtherance of the Project unless and until Respondents take all necessary steps to bring their actions into compliance with CEQA;

3. A declaration that Respondents' actions approving the EIR violated CEQA and the CEQA Guidelines, and declaring invalid the approved EIR, as well as any related Project approvals;

4. Costs of suit;

5. For an award of attorney fees pursuant to Code of Civil Procedure § 1021.5 and any other applicable provisions of law or equity;

6. For other equitable or legal relief that the Court considers just and proper.

Sincerely,



Victoria Yundt
Lozeau Drury LLP

PROOF OF SERVICE

I, Toyer Grear, declare as follows:

I am a resident of the State of California, and employed in Oakland, California. I am over the age of 18 years and am not a party to the above-entitled action. My business address is 1939 Harrison Street, Suite 150, Oakland, CA 94612. On September 17, 2026 I served a copy of the following document(s):

- **Notice of Intent to File Suit Under the California Environmental Quality Act Regarding Environmental Impact Report for Los Alamitos Racecourse Specific Plan 3.0 Buildout Project (VTTM No. 19247; SCH No. 2025040377)**

☒ By placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Oakland, California addressed as set forth below.

☒ By sending the documents as an electronic mail attachment in PDF format to the e-mail addresses below

Cypress City Council
c/o Mayor Leo Medrano
City of Cypress
5275 Orange Ave.
Cypress, CA 90630
lmedrano@cypressca.org

Fred Galante, City Attorney
Office of the City Attorney
City of Cypress
1 Park Plaza Suite 100
Irvine, CA 92614
fgalante@awattorneys.com

Lisa Berglund, City Clerk
Office of the City Clerk
City of Cypress
5275 Orange Ave.
Cypress, CA 90630
cityclerk@toaks.gov

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration was executed September 17, 2026 at Oakland, California.

Toyer Grear

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **1.**

FROM: Lisa Berglund, City Clerk

DATE: 09/22/2026

SUBJECT: **Approve Minutes of the August 25, 2026, City Council Workshop, the August 25, 2026, Regular City Council Meeting and August 26, 2026, Strategic Planning Meeting**

RECOMMENDATION

Approve as submitted.

BUDGET IMPACT

n/a

LEGAL REVIEW

n/a

APPROVED BY: Lisa Berglund, City Clerk

Attachments

Minutes 8.25.2026 Workshop
Minutes 8.25.26
Minutes 8.26.2026 Strategic Planning

CITY COUNCIL WORKSHOP
SPECIAL MEETING OF THE CYPRESS
CITY COUNCIL
August 25, 2026
5:00 P.M.

A special meeting of the Cypress City Council was called to order at 5:00 p.m. by Mayor Medrano at the Cypress City Council Chambers, 5275 Orange Avenue, Cypress, California.

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

Mayor Leo Medrano
Mayor Pro Tem Kyle Chang
Council Member Bonnie Peat
Council Member David Burke
Council Member Rachel Strong Carnahan

STAFF PRESENT
City Manager Shannon DeLong
City Attorney Bill Wynder
City Clerk Lisa Berglund
Deputy City Clerk Ruthie Marroquin
Director of Finance and Administrative Services Stephanie
Sikkema Chief of Police Mark Lauderback
Director of Public Works Nick Mangkalakiri
Director of Community Development Alicia Velasco
Director of Recreation and Community Services Jeff Draper

ORAL COMMUNICATIONS ON WORKSHOP ITEMS
None.

WORKSHOP SESSION
1. Park Impact Fee Nexus Study

City Manager DeLong introduced the item and deferred to Community Development Director Velasco for the report. Community Development Velasco introduced from Carlos Villareal Willdan Financial Services.

City Council discussion ensued. Questions were asked and answered.

A motion was made by Mayor Pro Tem Chang, and seconded by Mayor Medrano, to direct staff to prepare all documents necessary to adopt the maximum rate of $23.45 sq ft and $17.41 sq. ft. and increasing every year with inflation.

The motion was unanimously carried by the following electronic vote:

AYES: 5 COUNCIL MEMBERS: Chang, Peat, Burke, Medrano, Strong Carnahan
NOES: 0 COUNCIL MEMBERS: None

2. Park Loan Discussion

City Manager DeLong introduced the item. Director of Finance and Administrative Services Sikkema provided a presentation on the item. City Council discussed the six options before them related to the Arnold Cypress park loan.

City Council discussion ensued.

A motion was made by Mayor Pro Tem Chang, and seconded by Council Member Burke, to approve option 6; "amending the park loan documents and extend the term until payoff, annual payment + excess fund balance" with interest to be paid.

This motion directed staff to return with an amendment to the Arnold Cypress Park loan extending the payoff period. The annual payment, including interest, will be the lesser of $2 million or the District's excess unassigned general fund balance. The motion was unanimously carried by the following electronic vote:

AYES: 5 COUNCIL MEMBERS: Chang, Peat, Burke, Medrano, Strong Carnahan
NOES: 0 COUNCIL MEMBERS: None

ADJORNMENT

Mayor Medrano adjourned the meeting at 6:05 p.m.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

REGULAR MEETING
CYPRESS CITY COUNCIL
AUGUST 25, 2026
5:30 P.M. - CLOSED SESSION
6:00 P.M. - GENERAL SESSION

The 5:30 p.m. closed session agenda matters were taken up by the City Council later in the evening commencing at 8:58 p.m.

A regular meeting of the Cypress City Council was called to order at 6:05 p.m. by Mayor Medrano in the Council Chambers, 5275 Orange Avenue, Cypress, California.

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

Mayor Leo Medrano
Mayor Pro Tem Kyle Chang
Council Member Bonnie Peat
Council Member David Burke
Council Member Rachel Strong Carnahan

STAFF PRESENT
City Manager Shannon DeLong
City Attorney William Wynder
City Clerk Lisa Berglund
Deputy City Clerk Ruthie Marroquin
Director of Finance and Administrative Stephanie Sikkema
Director of Recreation and Community Services Jeff Draper
Director of Public Works Nick Mangkalakiri
Chief of Police Mark Lauderback
Community Development Director Alicia Velasco
Assistant to the City Manager Jason Machado
City Engineer Daniel Co

INVOCATION Rabbi Marcus, Chabad of Cypress, led the invocation.

PLEDGE OF ALLEGIANCE Mayor Medrano led the Pledge of Allegiance.

PRESENTATIONS

Robert Santana, Chief Executive Officer of the Boys and Girls Club provided a presentation on the organization's impact on the community and announced that the Boys & Girls Club of Cypress has completed its merger and is now part of the Central Orange Coast family.

The City Council recognized Veterans William Francis Sesito and Mario Alberto Cepedes for their military service and continued commitment to the veteran community.

ORAL COMMUNICATIONS ON CLOSED SESSION

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ROLL CALL

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

Mayor Leo Medrano
Mayor Pro Tem Kyle Chang
Council Member Bonnie Peat
Council Member David Burke
Council Member Rachel Strong Carnahan

ORAL COMMUNICATIONS ON AGENDA ITEMS

Before proceeding to Oral Communications, City Attorney Wynder announced that individuals who previously testified regarding the Los Alamitos Race Course Specific Plan 3.0 Buildout on July 14, 2026, and wished to speak again could do so during Oral Communications, but not during the continued public hearing.

Glenn Button, Cypress, commented on Agenda Item No. 15 regarding redevelopment, park access, and public safety.

Ed Kraemer, Cypress, commented on Agenda Item No. 15 regarding park space and bicycle connectivity and commented on license plate reader cameras and data transparency.

Marilyn Reames, Cypress, commented on Agenda Item No. 15 regarding impacts to District 4 and commented on pedestrian safety at Cerritos Avenue and Lexington Drive.

Jon Peat, Cypress, commented regarding no need for a city Planning Commission.

Bill Wostenberg, Cypress, commented regarding the City's tree maintenance policy and requested the matter be reviewed during the Strategic Plan Meeting scheduled for Wednesday, August 26, 2026.

Dr. Frances Marquez, Cypress, commented on Agenda Item No. 15 regarding the Town Center, parkland, traffic, and public input.

Larry Civitelli, Cypress, commented regarding the behavior of the individuals staying at an Airbnb rental home located in his neighborhood.

Anne Hertz Mallari, Cypress, thanked the City Clerk for her assistance with the election process, commented on residential water quality, and encouraged the City to advertise the availability of the cooling center. She encouraged the City Council to organize a public remembrance of September 11. Lastly, she announced that she is forming a group to establish the Cypress Historical Society.

Tom Moore, Cypress, commented on Agenda Item No. 15 regarding the Town Center, parkland, traffic, and transparency.

Helen Le, Cypress, commented on Agenda Item No. 15 regarding public spaces, park connectivity, and expanding resident input.

CONSENT CALENDAR

Mayor Pro Tem Chang commented on Item No. 10 regarding the Veterans Park sports court improvements and grant funding.

A motion was made by Council Member Strong Carnahan, and seconded by Council Member Peat, to approve Consent Calendar items No. 1 through 14.

The motion was unanimously carried by the following electronic vote:

AYES: 5 COUNCIL MEMBERS: Chang, Peat, Burke, Medrano, Strong Carnahan
NOES: 0 COUNCIL MEMBERS: None

Item No. 1: Approve Minutes of the July 14, 2026, Regular City Council Meeting

ACTION: Approved as submitted.

Item No. 2: Second Reading of Ordinance No. 1233 Correcting and Amending Section 17-53 and 17-54 of the Municipal Code Related to Penalties for Violation and Civil Remedies for the Illegal Discharge of Fireworks

ACTION: Approved the second reading and adopted Ordinance No. 1233 by title only and waived further reading, correcting and amending Section 17-53 and 17-54 of the Municipal Code related to penalties for violation and civil remedies for the illegal discharge of fireworks.

ORDINANCE NO. 1233

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, AMENDING SECTIONS 17-53 (penalty for violation), AND 17-54 (civil remedies) of CHAPTER 17 (OFFENSES) AS APPLIED TO ENFORCEMENT OF SECTION 17-52 (FIREWORKS SALE, DISTRIBUTION, AND DISCHARGE THEREOF PROHIBITED) OF THE CYPRESS MUNICIPAL CODE

Item No. 3: Receive an Update on the Strategic Plan Objectives

ACTION: Received an update on the Strategic Plan objectives.

Item No. 4: Accept Office of Traffic Safety DUI Traffic Enforcement Grant

ACTION: Accepted the FY 2026-27 Office of Traffic Safety DUI/Traffic Enforcement grant;

1. Adopted a resolution approving a budget amendment for the fiscal year commencing July 1, 2026, and ending June 30, 2027; and Authorized the City Manager to sign all documents related to the Grant.

RESOLUTION NO. 7065

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, ALSO ACTING AS THE EX OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT, APPROVING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 (SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP)

GRANT).

Item No. 5: Receive and File Annual Report Regarding Development Impact Fees

ACTION:
Received and Filed the attached Annual Report Regarding Development Impact Fees.

Item No. 6: Receive and File Register of Warrants, Transfers, and Wires Issued for the Period of June 6, 2026 through August 7, 2026

ACTION:
Received and Filed the Attached Payment Register Summarized Below for the Period of June 6, 2026 through August 7, 2026:

Electronic Funds Transfers 19644 through 20427
Warrants 70777 through 71215
Payroll Transfers W1585 through W1589

Item No. 7: Receive and File the Investment Reports for the Months Ended June 30, 2026 and July 31, 2026.

ACTION: Received and file the attached investment reports.

Item No. 8: Amend Agreement with Tyler Technologies. Inc.

ACTION:
Authorized the City Manager to amend the existing agreement with Tyler Technologies, Inc. by executing sales quotations to add Time & Attendance, Dynamic & State Reporting, Miscellaneous Billing & Receivables, and Bank Reconciliation services.

Item No. 9: Confirm Approval of Amendment Seven to the Cooperation Agreement with the County of Orange for Continued Participation in the Urban County Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs for Fiscal Years 2027-2028 through 2029-2030

ACTION:

1. Confirmed the City Council's approval of Amendment Seven to the Cooperation Agreement between the County of Orange and the City of Cypress for continued participation in the Urban County CDBG and HOME Programs for Fiscal Years 2027-2028 through 2029-2030; and
2. Authorized the Director of Community Development to execute Amendment Seven to the Cooperation Agreement.

Item No. 10: Approve Plans and Specifications and Award Veterans Park Sports Court, Project 362

ACTION:
1. Approved Plans and Specifications for the Veterans Park Sports Court, Project 362;

2. Awarded a contract to MDJ Management, LLC, for $521,319.85, and authorize a contingency of $78,200, and authorize the City Manager to execute the contract agreement;

3. Awarded a task order for Construction Inspection Services to FCG Consultants, Inc. for $70,735.76, and authorize a contingency of $10,600; and

4. Adopted a resolution approving a budget amendment for the fiscal year commencing July 1, 2026, and ending June 30, 2027.

RESOLUTION NO. 7066

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, ALSO ACTING AS THE EX OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT, APPROVING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 (VETERANS PARK SPORTS COURT).

Item No. 11: Amend Task Order for On-Call Construction Management and Inspection Services

ACTION:
1. Approved an amendment in the amount of $7,737.89 for a task order with FCG Consultants, Inc. for public works construction management and inspection services; and

2. Authorized an appropriation increase in the amount of $7,737.89 in the City's General Fund.

Item No. 12: Award Contract for Senior Center Kitchen Floor and Grease Interceptor Replacement, Project 420

ACTION:
1. Awarded a contract to Angeles Contractor Inc. for $136,118.85, authorize a contingency of $20,500, and authorize the City Manager to execute the contract agreement; and

2. Adopted a resolution approving a budget amendment for the fiscal year commencing July 1, 2026, and ending June 30, 2027.

RESOLUTION NO. 7067

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, ALSO ACTING AS THE EX OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT, APPROVING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 (SENIOR CENTER KITCHEN FLOOR AND GREASE INTERCEPTOR REPLACEMENT).

Item No. 13: Approve an Amendment to the Agreement with Orange County Transportation Authority for the Senior Mobility Program

ACTION:
1. Approved Amendment No. 1 to the cooperative agreement between Orange County Transportation Authority and City of Cypress for the Senior Mobility Program; and

2. Adopted a resolution approving a budget amendment for the fiscal year commencing July 1, 2026, and ending June 30, 2027.

RESOLUTION NO. 7068

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, ALSO ACTING AS THE EX OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT, APPROVING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 (SENIOR MOBILITY PROGRAM).

Item No. 14: Approve Amended and Restated Agreements with Cypress School District for Community Park Sites at Damron, Vessels, and Swain School Properties

ACTION:
1. Approved an amended and restated joint use agreement with Cypress School District for a community park site at 5400 Myra Avenue, Cypress known as the former Damron School Site;

2.Approved an amended and restated joint use agreement with Cypress School District for a community park site at 5900 Cathy Avenue, Cypress located next to Frank Vessels Elementary School; and

3. Approved an amended and restated joint use agreement with Cypress School District for a community park site at 5851 Newman Street, Cypress located next to the previous Swain site.

ITEMS REMOVED FROM CONSENT CALENDAR
None.

PUBLIC HEARINGS

Item No. 15: Continued Public Hearing to Consider Los Alamitos Race Course Specific Plan 3.0 Buildout

City Attorney Wynder announced that Mayor Medrano would be recusing himself from participation in this agenda item due to the fact that he lives within 500 feet of the subject location and that approval or denial of the project could impact the value of his leasehold estate. Mayor Medrano surrendered the gavel to Mayor Pro Tem Chang and exited the Council Chambers.

Mayor Pro Tem Chang assumed as Chair.

Mayor Pro Tem Chang introduced the item and invited City Manager DeLong to provide a report.

City Manager DeLong introduced Community Development Director Velasco, who then provided a presentation on the item.

Mayor Pro Tem Chang invited questions and comments from the City Council.

Council Member Strong Carnahan asked questions regarding the homeowners' association and its

responsibility for maintaining landscaping and common areas within the development, including landscaping along the streets.

Community Development Director Velasco responded to the questions raised by Council Member Strong Carnahan and provided clarification regarding the homeowner's association's maintenance responsibilities.

Council Member Peat asked questions regarding the Town Center and stormwater retention within existing City parks and provided comments regarding the proposed development.

Community Development Director Velasco responded to the questions raised by Council Member Peat and provided clarification regarding permitted commercial uses.

City Attorney Wynder clarified that the current portion of the public hearing was limited to questions from the City Council to staff and that Council deliberations would occur following the close of the public hearing.

Council Member Burke asked questions regarding the Town Center and commercial development, the location of the two-acre floating park, ensuring the eight-acre park would remain open and usable, recreational amenities, the potential future extension of Enterprise Drive, and future traffic improvements.

The City Council took a brief recess while staff reestablished the call connection for virtual participants.

Community Development Director Velasco and City Engineer Co responded to the questions raised by Council Member Burke.

City Attorney Wynder also provided clarification regarding the City Council's continuing oversight and discretionary authority.

Mayor Pro Tem Chang asked questions regarding the one-acre Lexington Park extension, the associated park fee arrangement, and the City's options and potential benefits under the Development Agreement.

Community Development Director Velasco responded to the questions raised by Mayor Pro Tem Chang.

City Attorney Wynder noted that three individuals who spoke during Oral Communications regarding Agenda Item No. 15 were new speakers to the item and that their testimony would be added as part of the public hearing record.

Mayor Pro Tem Chang opened the Public Hearing.

Mayor Pro Tem Chang called Dr. Frances Marquez to provide public comment.

City Attorney Wynder clarified that Dr. Marquez had previously provided testimony on the item and that her testimony was already included as part of the public hearing record.

Joy Harper, Cypress, spoke in support of Agenda Item No. 15 and commented regarding the Town Center and park space.

Colin Edwards, Cypress, spoke in support of Agenda Item No. 15 and commented regarding park space, housing, and the proposed development.

Paulo Morales, Cypress, spoke in support of Agenda Item No. 15 and commented regarding the Environmental Impact Report, Lexington Park extension, and public information.

Thomas Nockolo, Cypress and Los Alamitos, spoke in opposition to Agenda Item No. 15 and commented regarding historic preservation, housing, and the Town Center.

Lianne Osendorf, Cypress, spoke in support of Agenda Item No. 15 and commented regarding housing, parks, commercial development, and recent water quality concerns.

Marcella Valencia, Cypress, commented on Agenda Item No. 15 regarding preservation of the Race Course's history, housing, and traffic.

Chase Preciado, representing Supporters Alliance for Environmental Responsibility (SAFER), an environmental advocacy organization, spoke in opposition to Agenda Item No. 15 and commented regarding the Environmental Impact Report and environmental impacts.

Zachary Harper, Cypress, spoke in support of Agenda Item No. 15 and commented regarding housing affordability and future housing needs.

Mayor Pro Tem Chang invited the applicants to respond to questions and comments raised during the public hearing.

Frank Sherren, the applicant, addressed information circulating on social media and provided clarification regarding the Environmental Impact Report, Development Agreement, Vesting Tentative Tract Map, and proposed development.

Jack Rubens, land use attorney with the Sheppard Mullin law firm representing the applicant, provided additional comments regarding the Environmental Impact Report, Vesting Tentative Tract Map, Development Agreement, and infrastructure improvements associated with the proposed development.

Mayor Pro Tem Chang closed the Public Hearing.

Mayor Pro Tem Chang asked for clarification regarding whether the Public Hearing would need to be reopened for additional questions.

City Attorney Wynder clarified that the Public Hearing would not need to be reopened for questions directed to City staff but would need to be reopened for questions directed to the applicant.

Council Member Burke asked additional questions regarding the timing of the proposed development, the benefits of establishing the Development Agreement and infrastructure requirements in advance, and the Vesting Tentative Tract Map and future development process.

Community Development Director Velasco responded to the questions raised by Council Member Burke.

City Attorney Wynder also provided clarification regarding the Vesting Tentative Tract Map and the City Council's continuing review and discretionary authority.

Mayor Pro Tem Chang invited additional questions from the City Council.

Council Member Strong Carnahan asked questions regarding the statutory timeline for consideration of the project.

Mayor Pro Tem Chang provided clarification regarding the question and asked how the project had reached the current deadline following the 16-month review process.

City Attorney Wynder responded and provided clarification regarding the extensions agreed to by staff and the applicant and the applicable deadline.

Mayor Pro Tem Chang invited the City Council to begin discussion.

Council Member Strong Carnahan commented regarding the Town Center, the intent of prior ballot measures, the City's housing obligations, and the importance of balancing future development with preserving the character of the community. She also thanked City staff for their work on the proposed development.

Mayor Pro Tem Chang commented regarding pedestrian and bicycle connectivity, the Town Center, park space, and changes to the Development Agreement, and expressed support for the proposed development.

Council Member Peat commented regarding the Town Center, the City's role in future development, future commercial development, public amenities, and connectivity, and expressed support for the proposed development.

Council Member Burke commented regarding prior ballot measures, the Town Center, park space, future infrastructure, and the benefits of planning for the proposed development as a whole, and thanked residents and City staff for their input and work on the project.

No further comments were made by the City Council.

A motion was made by Mayor Pro Tem Chang, and seconded by Council Member Peat, to adopt a resolution to certify the Environmental Impact Report, adopt a resolution to approve Vesting Tentative Tract Map No. 19247, and introduce an ordinance approving the Development Agreement with the proposed changes.

The motion was carried by the following electronic vote:

AYES: 3 COUNCIL MEMBERS: Chang, Burke, Peat
NOES: 1 COUNCIL MEMBERS: Strong Carnahan
RECUSAL: 1 COUNCIL MEMBERS: Medrano

RESOLUTION NO. 7069

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, CERTIFYING FINAL ENVIRONMENTAL IMPACT REPORT SCH NO. 2025040377; ADOPTING CEQA FINDINGS OF FACT, A MITIGATION MONITORING AND REPORTING PROGRAM, AND A STATEMENT OF OVERRIDING CONSIDERATIONS; AND APPROVING ENVIRONMENTAL CLEARANCE FOR THE REASONABLE BUILDOUT OF THE CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN 3.0 PROPERTY LOCATED AT 4961 KATELLA AVENUE

RESOLUTION NO. 7070

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 19247 FOR THE SUBDIVISION OF APPROXIMATELY 151 GROSS ACRES INTO 14 PARCELS WITHIN THE CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN 3.0 AREA LOCATED AT 4961 KATELLA AVENUE.

Mayor Pro Tem Chang recessed the meeting at 8:39 p.m.

Mayor Medrano returned to the Council Chambers, resumed his seat on the dais, and reconvened the

meeting at 8:46 p.m.

NEW BUSINESS

Item No. 16: Designate Voting Delegate and Legislative Position for the 2026 League of California Cities Annual Conference

City Manager DeLong withdrew the item from consideration.

CONTINUED WORKSHOP ITEMS

Park Impact Fee Nexus Study
ACTION: Adequate discussion time was held during the special workshop at 5:00 p.m. No additional discussion occurred.

Park Loan Discussion
ACTION: Adequate discussion time was held during the special workshop at 5:00 p.m. No additional discussion occurred.

COUNCIL MEMBER ITEMS FOR FUTURE CONSIDERATION

None.

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

Council Member Strong Carnahan:
Reported spending time with her family before her son returned to school. She also reported volunteering with the Peer-to-Peer Autism Assistance Group on a program encouraging children on the autism spectrum to participate in fine and performing arts, and speaking with residents about the Los Alamitos Race Course Specific Plan 3.0 Buildout.

Council Member Peat:
Council Member Peat reported on attending two different Chamber of Commerce mixers. One at the Joint Forces Training Base and the second at The Original Rainbow Cone ice cream shop. She toured a local food microbiology laboratory with Mayor Medrano, City Manager DeLong, Community Development Manager Wong, and Community Development Director Velasco. She attended the Senra Systems grand opening and the McDonald's grand opening. She attended an Orange County Transportation Authority long range transportation planning event. She also attended an Eagle Scout Board of Review and her neighborhood's 8th Annual Block Party.

Council Member Burke:
Council Member Burke reported on attending the Bushfire Kitchen ribbon cutting. He attended the Boys and Girls Club Future Ready Lab. He attended the Sycamore Charter School ribbon cutting and recognized Council Member Strong Carnahan for her speech at the event. He also attended Symphony on the Green. He recognized Public Works for providing an online street resurfacing schedule for residents. He also reported on holding two different office hours in which residents could attend.

Mayor Pro Tem Chang:
Mayor Pro Tem Chang reported on attending a Peer 1 on 1 event at Oak Knoll Park. He attended Cal Cities Asian American Caucus and the Cal Cities Women's Caucus event. He reported on holding office hours for residents to . He attended Symphony on the Green with his family. He attended an event for the Korean American Special Education Center with Mayor Medrano. He also attended an event hosted by the United Indian Associations of Southern California. He provided an update regarding Orange County Mosquito and Vector Control District notification procedures for pesticide spraying. He also commented on the completion of the candidate filing period and encouraged the candidates to engage with residents and be respectful throughout the election process.

Mayor Medrano:
Reported attending the Chamber of Commerce mixer at the Joint Forces Training Base on July 15th. On July 22nd, he toured a local food microbiology laboratory and attended the Bushfire Kitchen ribbon cutting. On July 24th, he attended the Boys and Girls Club ribbon cutting. He also attended Concerts on the Green and assisted with fundraising as part of Kiwanis. On July 25th, he attended National Night Out. On July 28th, he addressed the North Orange County Community College District Board and thanked the District for its contributions to the City and joint projects with Cypress College. On July 29th, he attended an Orange County Transportation Authority Operations Tour and the Senyra Systems grand opening. On July 30th, he attended an Orange County government and elected official's event at the Orange County Fair. On August 1st, he attended the King Elementary School PTA breakfast and assisted with serving breakfast as part of Kiwanis. He also attended the grand opening of Cutter's Collective Barbershop on Walker Street and welcomed the business to Cypress. On August 7th, he had coffee with the new Cypress School District Superintendent. He also attended Concerts on the Green and assisted with fundraising as part of Kiwanis. On August 10th, he attended the Cypress High School pancake breakfast to welcome teachers for the new school year and assisted with serving breakfast as part of Kiwanis. On August 11th, he attended a Chamber of Commerce morning meeting. On August 14th, he attended Symphony on the Go at Maple Grove Park North and commented on the positive feedback from attendees. On August 15th, he attended the Cypress High School Band and Pageantry fundraiser at Rainbow Cone. On August 19th, he attended an Orange County Transportation Authority Elected Officials Roundtable regarding the County's long range transportation plan. He also attended the Korean American Special Education Center's Seventh Annual Dream Art Contest Award Ceremony and Exhibition at The Source in Buena Park. On August 22nd, he attended the McDonald's ribbon cutting. On August 23rd, he attended an India Independence Day celebration and recognized Commissioner Dr. Sukrit Mukherjee and the volunteers for organizing the event.

CITY MANAGER REMARKS
City Manager DeLong had no further remarks.

Before proceeding to Closed Session, City Attorney Wynder asked the City Clerk whether there were any requests to speak on the Closed Session agenda items. City Clerk Berglund confirmed there were no requests to speak.

The City Attorney announced the following closed session items.

CONFERENCE WITH LABOR NEGOTIATOR
Pursuant to Government Code § 54957.6
Agency Negotiators: Shannon DeLong, City Manager and Stephanie Sikkema, Director of Finance and Administrative Services
Employee Groups: Cypress Employees' Association, Maintenance Employees' Association, Police Officers' Association, Police Management Association and Unrepresented Employees.

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
A closed session will be held, pursuant to Government Code §54956.9 (d)(2) & (e)(3) to consider the claim(s) of Paul Floyd. The claim is available for inspection pursuant to Government Code §54957.5.
The City Council recessed to Closed Session at 8:58 p.m.

RECONVENE
Mayor Medrano reconvened the meeting at 10:05 p.m.

REPORT OF CLOSED SESSION
The City Attorney reported that there was a privileged and confidential briefing pursuant to Government Code § 54957.6 regarding ongoing labor negotiations with the City's employee associations including the Police Officers' Association. The City Council provided direction to the City Manager regarding wages, hours, and other terms and conditions of employment for the City Manager to report back to the City Council at a future meeting.

The City Attorney reported that the City Council authorized the City to engage legal counsel to defend the City regarding the claim filed by Paul Floyd.

ADJOURNMENT
Mayor Medrano adjourned the Regular Meeting at 10:07 p.m. to an adjourned Special Meeting, to be held on Wednesday, August 26, 2026, beginning at 9:00 a.m. at the Cypress Community Center.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

SPECIAL MEETING
CYPRESS CITY COUNCIL
August 26, 2026
9:00 a.m.

A special meeting of the Cypress City Council was called to order at 9:00 a.m. by Mayor Medrano at the Cypress Community Center, 5700 Orange Avenue, Cypress, California.

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

Mayor Leo Medrano
Mayor Pro Tem Kyle Chang
Council Member Bonnie Peat
Council Member David Burke
Council Member Rachel Strong Carnahan

STAFF PRESENT
City Manager Shannon DeLong
City Attorney Bill Wynder
City Clerk Lisa Berglund
Deputy City Clerk Ruthie Marroquin
Director of Finance and Administrative Services Stephanie Sikkema
Chief of Police Mark Lauderback
Director of Public Works Nick Mangkalakiri
Director of Community Development Alicia Velasco
Director of Recreation and Community Services Jeff Draper

ORAL COMMUNICATIONS
Steve Mauss of Cypress encouraged the Council to make housing affordability a priority for future families in Cypress and asked Council to direct staff to identify housing affordability programs.

WORKSHOP SESSION
City Manager DeLong opened the meeting by welcoming the City Council and the public and provided an introduction and overview of the purpose of the Strategic Planning Meeting.

The facilitator, Marie Knight of Kight Leadership Solutions, discussed the purpose of the Strategic Planning session.

City staff reported on the status of the goals included in the adopted strategic plan since the previous session held and identified strategic objectives for the coming year. A

ADJOURNMENT
Mayor Medrano adjourned the meeting at 11:31 a.m. to an adjourned Regular Meeting, to be held on September 8, 2026, beginning at 5:30 p.m. in the City Council Chambers.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **2.**

FROM: Jason Machado, Assistant to the City Manager

DATE: 09/22/2026

SUBJECT: **Receive an Update on the Strategic Plan Objectives**

RECOMMENDATION

Receive an update on the Strategic Plan 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 completed a Strategic Plan workshop in August which included a status report on 2026 objectives. The attached matrices report the progress on 2026 objectives as of September 22, 2026.

BUDGET IMPACT

None.

LEGAL REVIEW

The City Attorney has reviewed this staff report.

APPROVED BY: Shannon DeLong, City Manager

Attachments

Strategic Plan Update

CITY OF CYPRESS
Strategic Roadmap
Three Year Goals: 2023-2026

Mission

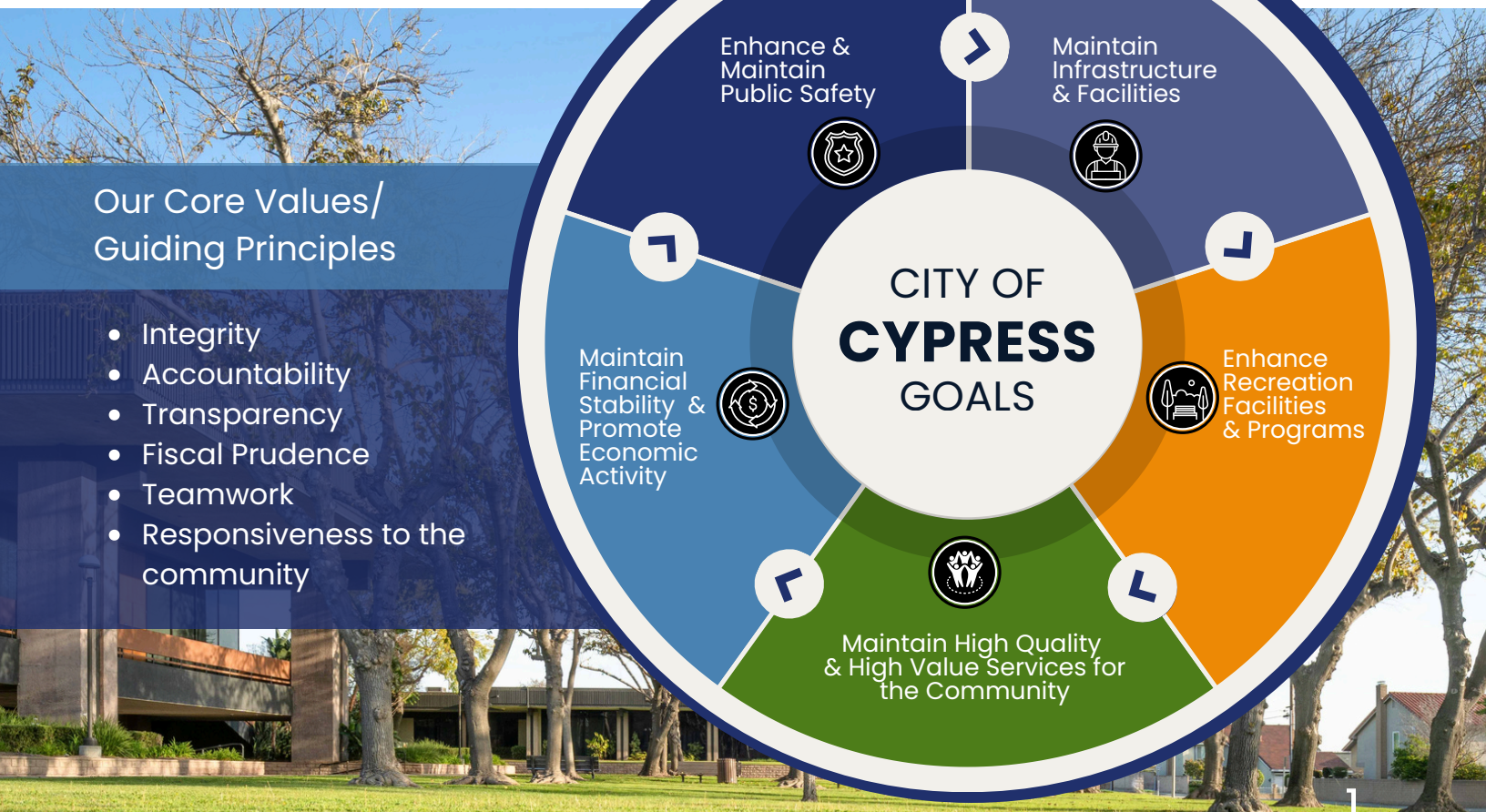
The City of Cypress, guided by our core values, will utilize our resources in concert with community partners to provide an exceptional city to live, work, and play.

Vision

Cypress is a safe and welcoming community delivering excellent services for our residents, neighborhoods, and businesses.

Three-Year Goals

The critical focus areas to achieve the vision.



Our Core Values/ Guiding Principles

- Integrity
- Accountability
- Transparency
- Fiscal Prudence
- Teamwork
- Responsiveness to the community

MAINTAIN INFRASTRUCTURE & FACILITIES

WHEN	WHAT	WHO	PROGRESS	STATUS	COMMENTS
By: April 30, 2026	Present the Waste Infrastructure System Enhancement (WISE) Agreement to replace the Waste Disposal Agreement (OC Waste & Recycling landfill tipping fees)	Public Works Director	100%	Complete	Presented at the April 28 City Council meeting.
By: June 30, 2026	Present the findings of the third-party review of the solid waste franchise	Public Works Director	100%	Complete	Presented at the July 14 City Council meeting.
By: June 30, 2026	Procure five vehicles as part of the City's Civilian Fleet Sustainability/ Electrification Pilot Program	Public Works Director	100%	Complete	Leasing of five vehicles approved at May 12 City Council meeting. Pending vehicle delivery in 8-10 weeks.
By: July 31, 2026	Recommend an agreement for playground design services for Veterans and Maple Grove North Parks	Public Works Director	100%	Complete	Awarded contract at the July 14 City Council meeting.
By: September 30, 2026	Provide workshop presentation on Active Transportation Plan	Public Works Director	75%	In Progress	Scheduled for September 22 City Council meeting
By: Future	Present an update to the Parkway Tree Policy and introduce new Park Tree Policy	Public Works Director	25%	In Progress	Draft Park Tree Policy to be presented to RCS Commission in late 2026. Parkway Tree Policy scheduled for early 2027.
By: December 31, 2026	Implement alternative deterrent and enforcement methods to address illegal dumping sites citywide	Public Works Director	75%	In Progress	Mobile camera trailer being deployed to various known hot-spots as-needed.

MAINTAIN FINANCIAL STABILITY & PROMOTE ECONOMIC ACTIVITY

WHEN	WHAT	WHO	PROGRESS	STATUS	COMMENTS
By: June 1, 2026	Conduct a City Council workshop(s) on City and Recreation District budget, reserves, and fund balance policies	Finance and Administrative Services Director	100%	Complete	Presented at March 24 City Council study session.
By: September 15, 2026	Facilitate a development agreement, Environmental Impact Report, and Tentative Tract Map for the Los Alamitos Race Course property for the future development of the track consistent with the Cypress Town Center and Commons Specific Plan	Planning Director	100%	Complete	Public hearings held on July 14 and August 25.
By: October 30, 2026	Recommend a consultant to update the City's purchasing policies and procedures	Finance and Administrative Services Director	15%	In Progress	City Council workshop to be scheduled by October 30 to discuss overarching philosophies, thresholds and methodology.
By: September 30, 2026	Initiate an RFP to assist the City with implementing an electronic timecard solution	Finance and Administrative Services Director	100%	Complete	Council approved a solution with Tyler Technologies on August 25.
By: December 15, 2026	Prepare amendments to the Safety and Conservation Elements of the General Plan, consistent with State law	Planning Director	75%	In Progress	City Council workshop held on September 8. Draft documents are being finalized
By: December 15, 2026	Prepare an economic development plan incorporating advanced location analytics and commercial real estate information platforms	Planning Director	50%	In Progress	The draft document is prepared and under review.

ENHANCE & MAINTAIN PUBLIC SAFETY

WHEN	WHAT	WHO	PROGRESS	STATUS	COMMENTS
By: February 23, 2026	Recommend an agreement for City-issued cellular phones for Police Department patrol personnel	Police Chief	100%	Complete	Phones have been distributed to patrol personnel.
By: May 1, 2026	Provide a presentation regarding a stand-alone Police Department drone program to the City Council	Police Chief	100%	Complete	Drones have been ordered. Estimated to go into service late 2026.
By: December 31, 2026	Research the feasibility of a regional Drone as First Responder (DFR) program and report findings to the City Manager	Police Chief	25%	In Progress	Research in progress.
By: December 31, 2026	Provide Emergency Operations Center training to City staff	Police Chief	0%	In Progress	

ENHANCE RECREATION FACILITIES & PROGRAMS

WHEN	WHAT	WHO	PROGRESS	STATUS	COMMENTS
By: April 1, 2026	Present options to celebrate the City's 70th anniversary of incorporation	RCS Director and RCS Commission	100%	Complete	City Council was sent a list of options including a social media campaign, enhanced community events, and a historical scavenger hunt that will take place over the next year.
By: May 15, 2026	Recommend an agreement for public engagement and to develop conceptual design options for the expansion of Baraldi Sycamore Park	RCS Director	100%	Complete	Agreement for public engagement and professional design services was approved at the May 26 City Council Meeting.
By: Future	Develop and recommend playground design standards	RCS Director and RCS Commission	75%	In Progress	Playground Design Standards were presented at the September 8 City Council Meeting. Staff will work with the RCS Commission to investigate additional standards for City owned parks.
By: September 15, 2026	Prepare a nexus study and recommend an ordinance updating the City's park impact fees as required by State law	Planning Director	75%	In Progress	City Council workshop held August 25. Final documents are being prepared
By: November 1, 2026	Research options for one-day City sponsored cultural festival to be held in Spring 2027	RCS Director and RCS Commission	50%	In Progress	The RCS Commission continues to discuss options for a cultural festival. Item is scheduled for City Council consideration in Fall.

MAINTAIN HIGH QUALITY & HIGH VALUE SERVICES FOR THE COMMUNITY

WHEN	WHAT	WHO	PROGRESS	STATUS	COMMENTS
By: February 23, 2026	Develop a media relations policy and present to City Council for review and adoption	City Manager	100%	Complete	Policy adopted by City Council on March 10.
By: March 31, 2026	Conduct a Citizen's Academy for residents and business owners	City Manager	100%	Complete	Program concluded with recognition at City Council meeting on May 12.
By: May 29, 2026	Recommend an agreement to provide animal care services	RCS Director	100%	Complete	An agreement for animal care services was approved at the April 28 City Council meeting.
By: June 1, 2026	Explore feasibility of offering passport services at City Hall	City Clerk	100%	Complete	Staff Research is Complete. Findings to be presented to City Council at next strategic planning meeting.
By: December 31, 2026	Evaluate new alternatives and provide recommendations for the future of Council meeting broadcasts	Finance and Administrative Services Director	100%	Complete	Funding included in FY 26-27. The transition from current analog to digital high definition (HD) broadcast has been initiated and expected to take 8-12 months.
By: September 30, 2026	Review options for a secure electronic signature (e-signature) platform	Finance and Administrative Services Director	25%	In Progress	Staff has reviewed options and is initiating implementation of a new platform.
By: August 30, 2026	Conduct demos of software programs designed especially for public records requests and obtain cost estimates	City Clerk	100%	Complete	Demos completed.
By: December 31, 2026	Prepare scope of services and RFB/RFP to be utilized for updating the City's records retention schedule.	City Clerk	25%	In Progress	Gathering estimates for updating records retention schedule

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **3.**

FROM: Stephanie Sikkema, Director of Finance and Administrative Services

DATE: 09/22/2026

SUBJECT: **Receive and File the Fiscal Year 2025-26 Fourth Quarter Financial Report and Approve Budget Adjustments**

RECOMMENDATION

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

1. Receive and file the Fourth Quarter Financial Report for Fiscal Year 2025-26; and

2. Approve the following budget adjustments:
   - Increase General Fund (Fund 111) revenue by $545,000, expenditures by $477,100, and transfers out by $44,400, for a positive net change of $23,500;
   - Increase General Fund - Grants (Fund 114) revenue by $24,400 and expenditures by $12,000, for a positive net change of $12,400;
   - Increase Cypress Recreation and Park District (CRPD) General Fund (Fund 212) revenue by $975,639 and expenditures by $975,639, for a $0 net change;
   - Increase CRPD Park Development Fund (Fund 213) revenue by $975,639 and expenditures by $975,639, for a $0 net change;
   - Increase Asset Seizure Fund - Other (Fund 281) revenue by $30,900 and expenditures by $40,200, for a negative net change of $9,300;
   - Increase Cable TV Franchise Agreement Fund (Fund 291) expenditures by $3,060, for a negative net change of $3,060;
   - Increase Rec & Comm Services Found Fund (Fund 620) revenue by $27,500 and expenditures by $7,500, for a positive net change of $20,000; and
   - Authorize implementation of the City's Fund Balance Policy by transferring $20,780,000 from the General Fund (Fund 111) to the Employee Benefits Fund ($6,926,668), Workers Compensation Fund ($2,080,000), Infrastructure Reserve Fund ($7,617,334), City Capital Replacement Fund ($2,770,667), and Technology Master Plan Fund ($1,385,331).

DISCUSSION

This report is intended only to provide the City Council and the public with an overview of the City's general fiscal condition. The financial information included in this report is preliminary, unaudited and subject to revision upon completion of the City's closing and audit.

The Quarterly Report attached summarizes the overall financial performance of the City for the period of July 1, 2025 through June 30, 2026, but it is not meant to be inclusive of all finance and accounting transactions. While the focus of the report is the General Fund, summary financial information is also provided for the Cypress Recreation and Park District General Fund and Capital Project Funds.

BUDGET IMPACT

The proposed budget amendment to the City's General Fund has two components. The first includes regular amendments that lead to a positive impact on the General Fund of $23,500 based on preliminary numbers.

General Fund	Current Budget ($)	Proposed Amendment ($)	Amended Budget ($)
REVENUE			
Property Taxes	14,794,000		14,794,000
Sales Taxes	13,080,000	545,000	13,625,000
Other Taxes	5,395,000		5,395,000
Interfund Charges	2,948,489		2,948,489
Use of Money and Property	2,225,739		2,225,739
Franchise Taxes	2,080,000		2,080,000
Charges for Services	1,396,043		1,396,043
Licenses and Permits	1,371,685		1,371,685
From Other Agencies	634,107		634,107
Fines and Forfeitures	253,000		253,000
Other Revenue	182,195		182,195
Revenue Total	**$44,360,258**	**$545,000**	**$44,905,258**
EXPENDITURES			
Police	24,145,975		24,145,975
Public Works	9,352,605	395,800	9,748,405
City Council & Mgmt	4,515,984	45,000	4,560,984
Finance/ Admin Svcs	2,924,082		2,924,082
Community Development	1,819,687	36,300	1,855,987
Expenditures Total	**$42,758,333**	**$477,100**	**$43,235,433**
Revenue Less Expenditures	1,601,925	67,900	1,669,825
Net Transfers	(3,076,759)	(44,400)	(3,121,159)
Net Change in Fund Balance	**($1,474,834)**	**$23,500**	**($1,451,334)**

The second is implementation of the City's Fund Balance Policy, which stipulates that at the end of the fiscal year, the excess unassigned fund balance in the City's General Fund will be prioritized and presented for City Council consideration as follows:

1. Twenty-five percent (25%) shall stay in the General Fund Balance as unassigned fund balance for unforeseen appropriations that may arise throughout the fiscal year.
2. Up to twenty-five percent (25%) will be transferred to the Employee Benefits Fund until a fund balance reserve is established and maintained equal to current liabilities.
3. Up to fifteen percent (15%) will be transferred to the Self-Insurance Funds - General Liability and Workers Compensation Funds until a fund balance reserve is established to cover the long-term liabilities due within one year (claims payable).
4. The remaining balance will be transferred to Capital Funds: Infrastructure Reserve Fund, Capital Outlay, and Information Technology Replacement.

Based on preliminary actuals, the General Fund is estimated to have an ending fund balance of $39,350,359.

	Amended Budget	Preliminary Actuals	Increase/ (Decrease)
Beginning Fund Balance	31,398,042	37,436,094	6,038,052
Revenue Less Expenditures	1,669,825	5,744,238	4,074,413
Net Transfers	-3,121,159	-3,829,972	-708,813
Estimated Ending Fund Balance	**$29,946,708**	**$39,350,359**	**$9,403,651**

Additionally, 25% of General Fund Expenditures for FY2026-27 is $11,627,691 and the estimate for Nonspendable Fund Balance is $16,000, leaving a preliminary excess unassigned fund balance of $27,706,668. Below are the calculations for the excess unassigned fund balance in accordance with the City's policy as described above. After the transfers, the estimated ending General Fund fund balance is $18,570,359.

	Amount	Percent
Excess unassigned fund balance	**$27,706,668**	
25% Stays as Unassigned Fund Balance	6,926,668	25.0%
Transfers Out:		
Up to 25% to Employee Benefits Fund		
Employee Benefits Fund	6,926,668	25.0%
Up to 15% to the Self-Insurance Funds:		
Workers Compensation Fund	2,080,000	7.5%
Remaining balance transferred to Capital Funds:		
Infrastructure Reserve	7,617,334	27.5%
City Capital Replacement Fund	2,770,667	10.0%
Technology Master Plan Fund	1,385,331	5.0%
Total Transfers Out	**$20,780,000**	**100.0%**
Remaining General Fund, Fund Balance	**$18,570,359**	

Below are the proposed amendments to Other Funds, excluding the transfers noted above.

Fund	Amended Budget ($)	Proposed Amendment ($)	Projection ($)
Fund 114 - General Fund - Grants			
Revenue	375,552	24,400	399,952
Expenditures	380,096	12,000	392,096
Fund 212 - CRPD - General Fund			
Revenue	10,042,235	975,639	11,017,874
Expenditures	14,193,687	975,639	15,169,326
Fund 213 - CRPD - Park Development Fund			
Revenue	0	975,639	975,639
Expenditures	0	975,639	975,639
Fund 281 - Asset Seizure Fund - Other			
Revenue	10,000	30,900	40,900
Expenditures	0	40,200	40,200
Fund 291 - Cable TV Franchise Agrmnt Fund			
Revenue	64,000		64,000
Expenditures	0	3,060	3,060
Fund 620 - Rec & Comm Services Found Fund			
Revenue	0	27,500	27,500
Expenditures	0	7,500	7,500

LEGAL REVIEW

None required.

APPROVED BY: Shannon DeLong, City Manager

Attachments

Quarterly Financial Report

CYPRESS
CALIFORNIA

Quarterly Financial Report

FY 2025-26 Fourth Quarter

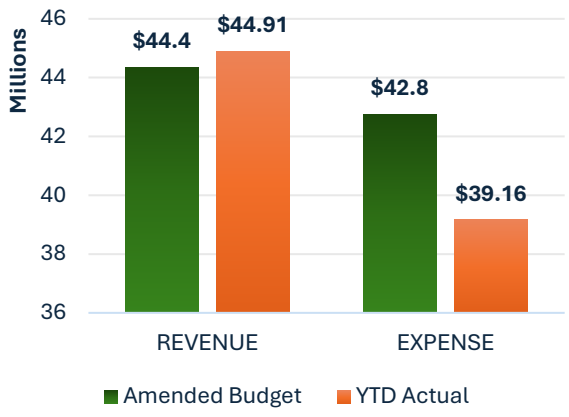
This report summarizes the overall financial performance of the City for the period of July 1, 2025, through June 30, 2026, but it is not meant to be inclusive of all finance and accounting transactions. The figures presented in this report are preliminary and unaudited. Final, audited financial statements will be included in the City's Annual Comprehensive Financial Report. This report is intended to provide City Council and the public with an overview of the City's general fiscal condition.

While the focus of the report is the General Fund, summary financial information is also provided for the Cypress Recreation and Park District General Fund and Capital Project funds. The revenue and expenditures per the Budget to Year-To-Date (YTD) Actual comparisons include adjustments for carryovers and any appropriations made as of June 30, 2026. The information presented reports revenues as they are received and expenses when paid. Revenues and expenses are only accrued at year end to account for such activity in the correct fiscal year.

City General Fund Overview

Preliminary as of June 30, 2026, the city received 101% of its budgeted revenue and spent 92% of its budgeted expenses.

Chart 1. General Fund Revenue & Expenses



General Fund Revenue

General Fund Revenue for the year was over $44.9 million. This is one percent above budget but slightly ($675k) down from the prior year. The main difference is in Use of Money and Property (Interest Income) and less revenue From Other Agencies

Table 1. Summary of General Fund Revenue

General Fund Revenue (In $ Millions)	Amended Budget	Actual YTD	% of Budget
Property Taxes	14.79	15.19	103%
Sales Taxes	13.08	14.01	107%
Other Taxes	5.40	5.67	105%
Interfund Charges	2.95	2.59	88%
Use of Money and Property	2.23	1.80	81%
Franchise Taxes	2.08	2.07	99%
Charges for Services	1.40	1.47	105%
Licenses and Permits	1.37	1.42	104%
From Other Agencies	0.63	0.25	40%
Fines and Forfeitures	0.25	0.22	85%
Other Revenue	0.18	0.21	113%
Total Revenue	**$44.36**	**$44.91**	**101%**

Sales taxes and property taxes combined make up over 65% of General Fund revenue. Both revenue sources exceeded budget expectations.

Other Taxes, Charges for Services, Licenses and Permits, and Other Revenue also exceeded budget expectations.

Overall, General Fund revenues for FY 2025-26 are projected to exceed expectations by $545k. This overage is included in the proposed budget amendment.

General Fund Expenditures

All departments preliminarily ended the fiscal year under budget with over $39 million expensed.

Table 2. Summary of General Fund Expenditures

General Fund Expenditures ($ Millions)	Amended Budget	Actual YTD	% of Budget
City Council & Mgmt	4.52	3.78	84%
Community Development	1.82	1.53	84%
Finance/ Admin Svcs	2.92	2.51	86%
Police	24.15	22.79	94%
Public Works	9.35	8.54	91%
Total Expenditures	**$42.76**	**$39.16**	**92%**

Proposed adjustments to the General Fund:

While General Fund expenditures overall are under budget, there are few programs that are over budget and proposed to be increased. These include legal services, professional services, water, and electricity. Additionally, transfers out are proposed for two grant funds that have a negative balance. The total proposed increase is $521,500. With the addition of $545k in revenue, the net impact on the General Fund is positive $23,500.

Fund Balance Overview for City General Fund

As of July 1, 2025, the General Fund had a beginning fund balance of $37.44 million – $6 million over the adopted budget. Based on the initial numbers, the General Fund will have an ending fund balance of $39.35 million.

Table 3. General Fund, Fund Balance

General Fund Fund Balance (FB) (In $ Millions)	Amended Budget	Preliminary Actuals	Inc./ (Dec.)
Rev. Less Exp.	1.67	5.74	4.07
Net Transfers	(3.12)	(3.83)	(0.71)
Net Change in FB	**(1.45)**	**1.91**	**3.37**
Beginning FB	31.40	37.44	6.04
Estimated Ending FB	**$29.95**	**$39.35**	**$9.40**

Cypress Recreation and Park District (CRPD) General Fund (GF) Overview

Revenues and expenditures for the District are summarized in Table 4. As of June 30, 2026, revenues are at 103% and expenditures are at 78% of the Amended Budget.

Table 4. Recreation & Park District General Fund

CRPD General Fund ($ Millions)	Amended Budget	Actual YTD	% of Budget
REVENUE			
Property Taxes	7.62	8.14	107%
Use of Money and Property	1.06	1.22	115%
Charges for Services	0.79	0.83	105%
From Other Agencies	0.58	0.10	18%
Other Revenue	0.00	0.02	0%
Total Revenue	**$10.04**	**$10.30**	**103%**
EXPENDITURES			
Personnel Costs	2.94	2.74	93%
Supplies and Services	3.99	3.37	84%
Interfund Charges	0.35	0.35	100%
Debt Service	2.00	2.98	149%
Capital Project Costs	4.62	1.39	30%
Total Expenditures	**$13.91**	**$10.83**	**78%**

Proposed adjustments to the District:

The only proposed change is an increase in revenues and expenditures by $975,639 to account for the revenue from the District's Park Development Fund and payment to the City's Infrastructure Reserve Fund for the Lexington Park loan.

District General Fund, Fund Balance

The District's General Fund, fund balance is projected to increase by $161k.

Table 5. Recreation & Park District Fund Balance

CRPD General Fund Fund Balance (FB) (In $ Millions)	Amended Budget	Preliminary Actuals	Inc./ (Dec.)
Rev. Less Exp.	(3.86)	(0.53)	3.34
Net Transfers	(0.29)	0.69	0.98
Net Change in FB	**(4.15)**	**0.16**	**4.31**
Beginning FB	12.18	12.18	0.00
Estimated Ending FB	**$8.02**	**$12.34**	**$4.31**

Capital Projects Overview

The table below provides a status of the City's capital improvement projects.

Table 6. Summary of Capital Projects

Capital Projects ($ Millions)	Amended Budget	Actual YTD	% of Budget
Street Projects	1.96	0.11	5.6%
Storm Drainage Projects	28.99	1.34	1.5%
Parkway Projects	1.11	0.74	10.9%
Public Facility Projects	3.36	1.89	6.0%
Grand Total	**$35.42**	**$4.08**	**11.5%**

Capital project expenditures vary based on project timelines and construction schedules. No adjustments are currently recommended.

Other Recommended Budget Amendments

Revenue and expenditures are proposed in other funds to true up fund balances for the end of the fiscal year.

Fund	Amended Budget ($)	Proposed Amendment ($)	Projection ($)
Fund 114 - General Fund - Grants			
Revenue	375,552	24,400	399,952
Expenditures	380,096	12,000	392,096
Fund 213 - CRPD - Park Development Fund			
Revenue	0	975,639	975,639
Expenditures	0	975,639	975,639
Fund 281 - Asset Seizure Fund - Other			
Revenue	10,000	30,900	40,900
Expenditures	0	40,200	40,200
Fund 291 - Cable TV Franchise Agreement Fund			
Revenue	64,000		64,000
Expenditures	0	3,060	3,060
Fund 620 - Rec & Comm Services Found Fund			
Revenue	0	27,500	27,500
Expenditures	0	7,500	7,500

Conclusion

This summary report is derived from detailed financial information generated by the City's Finance & Administrative Services Department. For more information regarding the City's finances, please visit www.cypressca.org.

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **4.**

FROM: Stephanie Sikkema, Director of Finance and Administrative Services

DATE: 09/22/2026

SUBJECT: **Receive and File the Investment Reports for the Months Ended August 31, 2026.**

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.

	August 31, 2026
Total Cash and Investments	$188.3 million
Yield on Investments	3.98%

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 August 31, 2026. 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.

The City's portfolio consisted of the following:

	August 31, 2026
Federal Agency Securities	$89.5 million
Investment Pools	$96.7 million
Bank Accounts	$2.1 million
Total	**$188.3 million**

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

This agenda item is presented for receive-and-file purposes only; therefore, there is no budgetary impact associated with this action.

LEGAL REVIEW

The City Attorney has reviewed this staff report.

APPROVED BY: Shannon DeLong, City Manager

Attachments

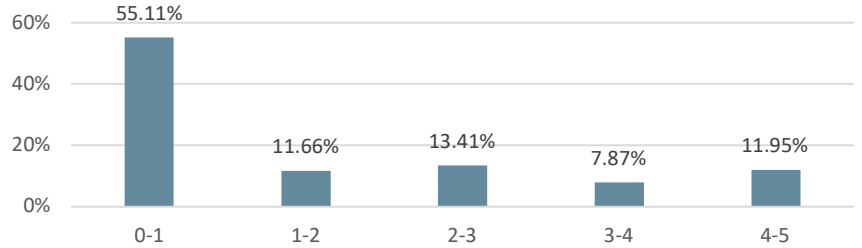
Investment Report for the Month Ended August 31, 2026

City of Cypress
Summary of Cash and Investments
As of August 31, 2026

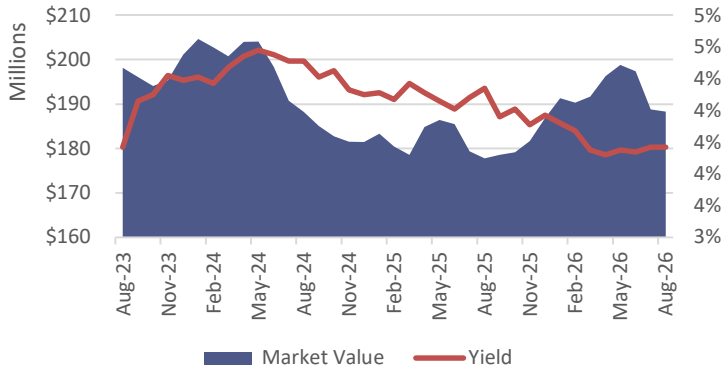
Portfolio Summary

Average Weighted Yield to Maturity	3.98%
Average Weighted Days to Maturity	484.75
Total Carrying Value	$189,199,891.74
Total Market Value	$188,271,282.16

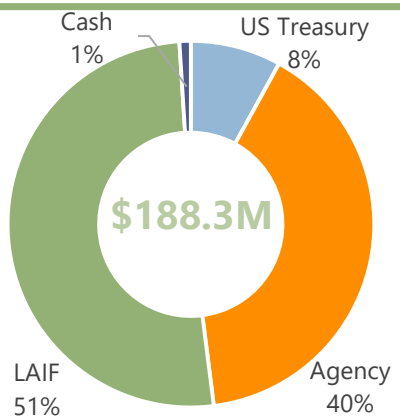
Maturity Distribution



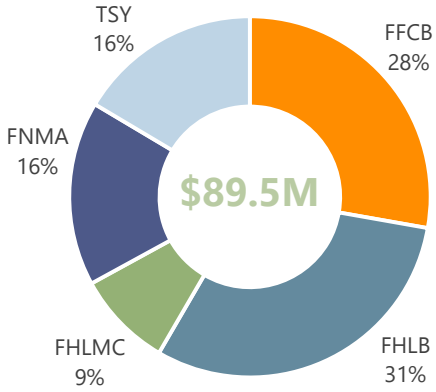
Average Weighted Yield to Maturity



Sector Allocation



Agency Allocation



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.

Prepared By: Sheila Tran, Accountant

Signed: _____
City Treasurer

City of Cypress
Summary of Cash and Investments
As of August 31, 2026

Portfolio Holdings

City of Cypress **As of August 31, 2026**

CUSIP	Security Description	Investment Date	Maturity Date	Interest Rate	Carrying Value	Current Market Value
Cash						
General Operating Account *	BMO	--	9/1/2026	-	$ 2,026,857.14	$ 2,026,857.14
Worker's Comp Account	BMO	--	9/1/2026	-	50,000.00	50,000.00
Liability Account	California Bank & Trust	--	9/1/2026	-	8,500.00	8,500.00
Petty Cash	City	--	9/1/2026	-	8,350.00	8,350.00
Total Cash					$ 2,093,707.14	$ 2,093,707.14
LAIF						
LAIF	Local Agency Investment Fund State Pool	--	9/1/2026	3.87	$ 62,967,748.10	$ 62,896,744.53
LAIF	Local Agency Investment Fund State Pool	--	9/1/2026	3.87	33,792,131.46	33,754,026.84
Total LAIF					$ 96,759,879.56	$ 96,650,771.37
Agency						
3130AXU63	Federal Home Loan Bank	11/30/2023	11/17/2026	4.420	5,004,675.00	5,007,450.00
3133ERA92	Federal Farm Credit Bank	11/21/2024	11/12/2027	4.210	9,988,019.06	9,990,700.00
3135GAX89	Federal National Mortgage Association	11/4/2024	7/21/2028	4.152	6,993,391.34	6,972,980.00
91282CHQ7	US Treasury Bill	6/24/2024	7/31/2028	4.288	5,018,350.91	4,981,400.00
3130B3W25	Federal Home Loan Bank	5/27/2025	11/27/2028	4.300	$ 3,130,170.15	$ 3,101,367.15
3130AYWG7	Federal Home Loan Bank	2/15/2024	2/12/2029	4.411	4,648,837.50	4,625,215.50
3133ERAK7	Federal Farm Credit Bank	4/18/2024	4/10/2029	4.375	4,961,120.00	4,990,900.00

City of Cypress
Summary of Cash and Investments
As of August 31, 2026

91282CES6	US Treasury Bill	6/24/2024	5/31/2029	4.241	4,766,735.75	4,789,800.00

Portfolio Holdings

City of Cypress **As of August 31, 2026**

CUSIP	Security Description	Investment Date	Maturity Date	Interest Rate	Carrying Value	Current Market Value
3134HCEX3	Federal Home Loan Mortgage Corp	12/19/2025	6/8/2029	3.995	7,860,000.00	7,744,851.00
91282CFL0	US Treasury Bill	12/6/2024	9/30/2029	4.032	4,975,005.33	4,923,400.00
3133ER4F5	Federal Farm Credit Bank	2/19/2025	2/19/2030	4.820	5,000,000.00	4,994,200.00
3130B6Y83	Federal Home Loan Bank	7/3/2025	7/2/2030	4.000	5,000,000.00	4,901,500.00
3130B7R63	Federal Home Loan Bank	9/12/2025	9/3/2030	4.000	5,000,000.00	4,910,100.00
3133ETB89	Federal Farm Credit Bank	10/1/2025	10/1/2030	3.750	5,000,000.00	4,868,600.00
3134HCBE8	Federal Home Loan Bank	11/20/2025	11/20/2030	4.000	5,000,000.00	4,894,100.00
3136GCG90	Federal National Mortgage Association	1/27/2026	1/27/2031	3.875	8,000,000.00	7,830,240.00
Total Agency					$ 90,346,305.04	$ 89,526,803.65
Total Portfolio					**$ 189,199,891.74**	**$ 188,271,282.16**

* 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.

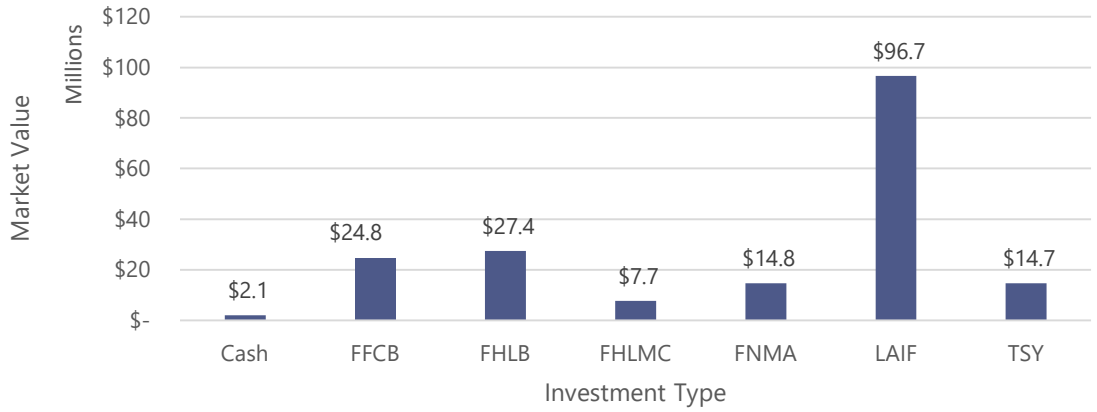
City of Cypress

Changes in Cash/Investments
As of August 31, 2026

		6/30/2026	+RECEIPTS	(DISBURSEMENTS)	7/31/2026	+RECEIPTS	(DISBURSEMENTS)	8/31/2026
GENERAL								
111/114	GENERAL FUND/GENERAL FUND-GRANTS	$ 39,580,118	$ 3,683,449	$ (8,220,031)	$ 35,043,536	$ 2,816,421	$ (2,626,057)	$ 35,233,900
112	CFD ADMINISTRATION	-	-	-	-	-	-	-
SPECIAL REVENUE								
115	PANDEMIC RELIEF	-	-	-	-	-	-	-
212	CRPD-GENERAL FUND	15,162,227	237,065	(868,876)	14,530,416	134,353	(355,554)	14,309,215
213	CRPD-PARK DEVELOPMENT	977,626	-	-	977,626	187,368	-	1,164,994
221	TRAFFIC SAFETY	56,260	15,907	-	72,167	4,860	-	77,027
230	STREETS	9,093,739	446,358	(36,188)	9,503,909	260,330	(116,901)	9,647,338
251	LIGHTING DISTRICT #2	4,976,063	26,523	(136,294)	4,866,292	4,141	(235,242)	4,635,191
261	STORM DRAIN	2,192,686	32,675	(81,299)	2,144,062	5,087	(49,986)	2,099,163
262	PLANNED LOCAL DRAINAGE FACILITY	1,216,380	-	-	1,216,380	-	-	1,216,380
271	CORP CNTR MAINT DISTRICT #1	240,024	-	(8,376)	231,648	-	(9,795)	221,853
280	ASSET SEIZURE	772,759	74,210	(58,484)	788,485	-	(5,152)	783,333
291	CABLE TV FRANCHISE AGREEMENT	927,350	703	-	928,053	12,662	-	940,715
301	SUPPLEMENTAL LAW ENFORCEMENT	75,435	-	(36,853)	38,582	-	(6,569)	32,013
311	AB 2766 TRIP REDUCTION	85,498	-	-	85,498	-	-	85,498
321	SEWER FUND	11,554,553	161,612	(70,701)	11,645,464	880	(55,239)	11,591,105
471	LOW AND MODERATE HSG ASSET	38,447	62,674	(2,594)	98,527	283	(1,284)	97,526
CAPITAL PROJECTS								
415	CITY CAPITAL PROJECTS	11,924,032	-	(530,615)	11,393,417	-	(177,857)	11,215,560
416	INFRASTRUCTURE RESERVE	53,732,924	-	-	53,732,924	-	-	53,732,924
450	RDA CAPITAL PROJECTS	-	-	-	-	-	-	-
TRUST AND AGENCY								
461	HOUSING SUCCESSOR AGENCY TO RDA	-	-	-	-	-	-	-
462	SUCCESSOR AGENCY TO RDA	-	-	-	-	-	-	-
600	TRUST AND AGENCY	1,798,192	58,480	(126,347)	1,730,325	86,374	(140,286)	1,676,413
610	NON-CITY OBLIGATED DEBT	-	-	-	-	-	-	-
611	BUSINESS ASSESSMENT DISTRICT	-	-	-	-	-	-	-
612	CFD #1 ASSESSMENT DISTRICT	153,575	-	-	153,575	-	-	153,575
620	REC & COMM SERVICES FOUNDATION	68,940	-	(1,000)	67,940	-	(3,651)	64,289
INTERNAL SERVICE								
710	CENTRAL SERVICES	4,570,721	247,305	(686,101)	4,131,925	246,678	(182,177)	4,196,426
720	CAPITAL REPLACEMENT	16,546,949	124,693	(632,479)	16,039,163	58,177	(34,316)	16,063,024
730	TECHNOLOGY IMPROVEMENT	2,235,841	-	-	2,235,841	-	-	2,235,841
750	EMPLOYEE BENEFITS	8,215,135	443,013	(1,065,977)	7,592,171	32,143	(772,825)	6,851,489
760	LIABILITY SELF INSURANCE	2,397,279	101,287	(603,821)	1,894,745	101,290	-	1,996,035
770	WORKERS COMP SELF INSURANCE	3,502,873	68,471	(383,159)	3,188,185	68,253	(32,001)	3,224,437
OTHER								
811/812	WESTCOMM JPA	5,260,765	628,437	(644,439)	5,244,763	651,120	(241,255)	5,654,628
Total Cash and Investments		**$ 197,356,391**	**$ 6,412,862**	**$ (14,193,634)**	**$ 189,199,892**	**$ 4,670,420**	**$ (5,046,147)**	**$ 189,199,892**

City of Cypress
Investments at Market Value by Maturity Date
As of August 31, 2026

Investment Type Distribution



Investment Type	Percentage
Cash	1.11%
FFCB	13.20%
FHLB	14.57%
FHLMC	4.11%
FNMA	7.86%
LAIF	51.34%
TSY	7.81%
Total	**100%**

Maturity Distribution by Maturity Date



Years		Market Value
0-1	$	103,751,929
1-2	$	21,945,080
2-3	$	25,252,134
3-4	$	14,819,100
4-5	$	22,503,040
Total	**$**	**188,271,282**

City of Cypress
Interfund Investments
As of August 31, 2026

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	2/8/2021	6/30/2030	2%	$ 12,800,000	$ 12,293,975	$ 9,109,308	$ 3,184,667
2	CRPD/City	Arnold Cypress Park Construction	11/13/2023	6/30/2045	2%	$ 33,500,000	$ 32,336,574	$ 1,548,801	$ 30,787,773
Total Interfund Investments									**$33,972,440**

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%.

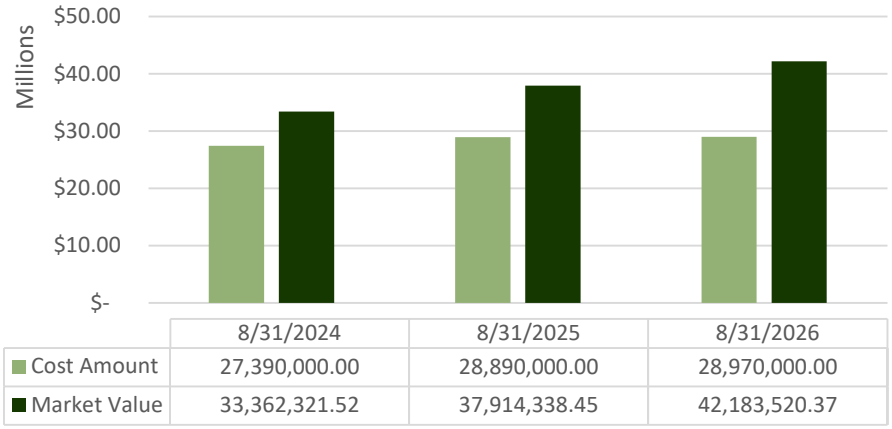
2 Beginning June 30, 2025, the CRPD will repay $2 million annually (including principal and interest) from available CRPD property taxes over the next 20 years.

City of Cypress
Summary of Cash and Investments Held in Trust
As of August 31, 2026

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	11.45%	$ 28,970,000.00	$ 42,183,520.37
Total Cash and Investments Held in Trust					**$ 28,970,000.00**	**$ 42,183,520.37**

* 12-month period ending with the current month.

PARS Pension Trust



	8/31/2024	8/31/2025	8/31/2026
Cost Amount	27,390,000.00	28,890,000.00	28,970,000.00
Market Value	33,362,321.52	37,914,338.45	42,183,520.37

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **5.**

FROM: Stephanie Sikkema, Director of Finance and Administrative Services

DATE: 09/22/2026

SUBJECT: **Award RFP for Comprehensive User Fee Study and Cost Allocation Plan**

RECOMMENDATION

1. Award Request for Proposals ("RFP") for a Comprehensive User Fee Study and Full Cost Allocation Plan to Willdan Financial Services;

2. Authorize the City Manager to negotiate and execute an agreement with Willdan Financial Services, in such final form as approved by the City Attorney; and

3. Authorize the City Manager to approve change orders and amendments to the agreement, provided that Willdan Financial Services' total compensation does not exceed $65,000.

DISCUSSION

A fee study is designed to determine the true cost of providing services and provide well-documented, defensible support for any revisions to the Master Fee Schedule. A Cost Allocation Plan distributes the general governmental and support services costs to the direct services and activities provided to the public. The last Comprehensive User Fee Study and Full Cost Allocation Plan was done in FY2017-18. Best practice is to update these plans every three to five years.

Due to the complexity and the breadth of performing a comprehensive review and plan, an outside consultant was recommended, and funding was set aside in the FY2026-27 Budget. Thus, on July 14, 2026, the City released and advertised a Request for Proposals (RFP) on Planet Bids for a Comprehensive User Fee Study and Full Cost Allocation Plan. The City received six (6) proposals by the submission deadline of August 11, 2026.

Staff reviewed all proposals to determine that submissions conformed to all the requirements in the RFP. Through a vigorous evaluation, all six (6) vendor proposals were ranked according to the following criteria:

Criteria	Weight
Experience of Firm and Personnel	25%
Understanding of the Project Requirements	25%
Proposed Scope of Work	25%
Costs	25%

Based on the evaluations, the review committee determined that the proposal from Willdan Financial Services was ranked the highest.

No.	Vendor Name	Total Average
1	Willdan Financial Services	93
2	Matrix Consulting Group, Ltd.	88
3	ClearSource Financial Consulting	86
4	Revenue & Cost Specialists, LLC	80
5	MGT Impact Solutions, LLC	80
6	Government Consulting Partners	71

Established in 1988, Willdan is a team of over 90 professionals who provide essential financial consulting services throughout California, and the United States. Willdan has provided the requested services to municipal clients for over two decades; and is the only firm providing these types of consulting services that also has a long history of providing contract staff support to public agencies for the delivery of municipal services. Additionally, Willdan most recently assisted the City with its Parks Nexus Study.

The project timeline is approximately 7 months, beginning in September 2026 and ending March 2027.

BUDGET IMPACT

Willdan's proposal includes a fixed fee of $11,475 to conduct the Cost Allocation Plan and a fixed fee of $32,830 to conduct the User Fee Study. Additionally, an OMB/Part 200/Tribe Compliant Cost Allocation Plan was proposed to be included for $1,925 and separate supplemental services to review programs/activities with General Fund overhead are proposed as optional costs based on hourly rates. The total budget for this project is $65,000, leaving sufficient funding for both the base and supplemental costs.

Task	Amount
Full Cost Allocation Plan	$11,475
Citywide User Fee Study	$32,830
OMB/Part 200/Tribe Compliant Cost Allocation Plan	$1,925
Supplemental Services (Estimate)	$5,000
Total Cost	**$51,230**
Budget	$65,000
(Over)/Under Budget	$13,770

LEGAL REVIEW

The City Attorney's Office has reviewed the agreement.

APPROVED BY: Shannon DeLong, City Manager

Attachments

Agreement

AGREEMENT FOR A COMPREHENSIVE USER FEE STUDY AND COST ALLOCATION PLAN

By and Between

CITY OF CYPRESS

and

WILLDAN FINANCIAL SERVICES

AGREEMENT FOR A COMPREHENSIVE USER FEE STUDY AND COST ALLOCATION PLAN BY AND BETWEEN THE CITY OF CYPRESS AND WILLDAN FINANCIAL SERVICES

THIS AGREEMENT FOR A COMPREHENSIVE USER FEE STUDY AND COST ALLOCATION PLAN (herein "Agreement") is made and entered into this 22nd day of September, 2026 by and between the City of Cypress, a California municipal corporation ("City") and Willdan Financial Services ("Contractor"). City and Contractor are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by issuance of a Request for Proposals, the performance of the services to conduct a Comprehensive User Fee Study and Full Cost Allocation Plan.

B. Contractor, following submission of a proposal for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Cypress's Charter and Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Contractor for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Contractor shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Contractor represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Contractor shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Contractor covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest

professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Contractor's Proposal.

The Scope of Service shall include the Contractor's scope of work which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Contractor shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 Licenses, Permits, Fees and Assessments.

Contractor shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Contractor shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Contractor's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.5 Familiarity with Work.

By executing this Agreement, Contractor warrants that Contractor (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Contractor warrants that Contractor has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Contractor discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Contractor shall immediately inform the City of such fact and shall not proceed except at Contractor's risk until written instructions are received from the Contract Officer.

1.6 Care of Work.

The Contractor shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.8 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Contractor, incorporating therein any adjustment in (i) the Contract Sum for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Contractor. Any increase in compensation of up to ten percent (10%) of the Contract Sum or $25,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Contractor that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Contractor hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Contractor anticipates and that Contractor shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other contractors. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Contractor the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "B" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed Forty-Four Thousand, Three Hundred Five Dollars ($44,305) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services, less contract retention; (iii) payment for time and materials based upon the Contractor's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Contractor at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Contractor is required to attend additional meetings to facilitate such coordination, Contractor shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Contractor shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Contractor is certifying compliance with all provisions of the Agreement. The invoice shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Contractor shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Contractor to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Contractor which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Contractor to be paid within forty-five (45) days of receipt of Contractor's correct and undisputed invoice; however, Contractor acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor for correction and resubmission. Review and payment by City for any invoice provided by the Contractor shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Contractor for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Contractor.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance.

Contractor shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "C" and incorporated herein by this reference. When requested by the Contractor, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Contractor shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Contractor's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding one (1) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "C").

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Contractor.

The following principals of Contractor ("Principals") are hereby designated as being the principals and representatives of Contractor authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

Chris Fisher Vice President / Director

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Contractor and devoting sufficient time to personally supervise the services hereunder. All personnel of Contractor, and any authorized agents, shall at all times be

under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Contractor without the express written approval of City. Additionally, Contractor shall utilize only competent personnel to perform services pursuant to this Agreement. Contractor shall make every reasonable effort to maintain the stability and continuity of Contractor's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Contractor shall notify City of any changes in Contractor's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Contractor.

Contractor shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Contractor shall not at any time or in any manner represent that Contractor or any of Contractor's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Contractor, nor any of Contractor's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Contractor expressly waives any claim Contractor may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be the Director of Finance & Administrative Services or such person as may be designated by the City Manager. It shall be the Contractor's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Contractor shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Contractor.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Contractor, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Contractor's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Contractor shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Contractor in its business or otherwise or a joint venturer or a member of any joint enterprise with Contractor.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Contractor, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Contractor shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Contractor, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Contractor or any surety of Contractor of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

The Contractor shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance which shall cover all elected and appointed officers, employees and agents of City:

(a) General Liability Insurance (Occurrence Form CG0001 or equivalent). A policy of comprehensive general liability insurance written on a per occurrence basis for bodily injury, personal injury and property damage. The policy of insurance shall be in an amount not less than $1,000,000.00 per occurrence or if a general aggregate limit is used, then the general aggregate limit shall be twice the occurrence limit.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for the Contractor against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Contractor in the course of carrying out the work or services contemplated in this Agreement.

(c) Automotive Insurance (Form CA 0001 (Ed 1/87) including "any auto" and endorsement CA 0025 or equivalent). A policy of comprehensive automobile liability insurance written on a per occurrence for bodily injury and property damage in an amount not less than $1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars and any automobile.

(d) Professional Liability. Professional liability insurance appropriate to the Contractor's profession. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to services performed under this Agreement. The insurance must be maintained for at least 5 consecutive

years following the completion of Contractor's services or the termination of this Agreement. During this additional 5-year period, Contractor shall annually and upon request of the City submit written evidence of this continuous coverage.

(e) Subcontractors. Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

5.2 General Insurance Requirements.

All of the above policies of insurance shall be primary insurance and, except for worker's compensation insurance, shall name the City, its elected and appointed officers, employees and agents as additional insureds and any insurance maintained by City or its officers, employees or agents may apply in excess of, and not contribute with Contractor's insurance. The insurer is deemed hereof to waive all rights of subrogation and contribution it may have against the City, its officers, employees and agents and their respective insurers. Moreover, the insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention.

All of said policies of insurance shall provide that said insurance may not be amended or cancelled by the insurer or any party hereto without providing thirty (30) days prior written notice by certified mail return receipt requested to the City. In the event any of said policies of insurance are cancelled, the Contractor shall, prior to the cancellation date, submit new evidence of insurance in conformance with Section 5.1 to the Contract Officer.

No work or services under this Agreement shall commence until the Contractor has provided the City with Certificates of Insurance, additional insured endorsement forms or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the City. City reserves the right to inspect complete, certified copies of and endorsements to all required insurance policies at any time. Any failure to comply with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to City.

All certificates shall name the City as additional insured (providing the appropriate endorsement) and shall conform to the following "cancellation" notice:

> CANCELLATION:
>
> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATED THEREOF, THE ISSUING COMPANY SHALL MAIL THIRTY (30)-DAY ADVANCE WRITTEN NOTICE TO CERTIFICATE HOLDER NAMED HEREIN.
>
> [to be initialed] _____
> Contractor Initials

City, its respective elected and appointed officers, directors, officials, employees, agents and volunteers are to be covered as additional insureds as respects: liability arising out of activities Contractor performs; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or any automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, employees or volunteers. Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims. The Contractor agrees that the requirement to provide insurance shall not be construed as limiting in any way the extent to which the Contractor may be held responsible for the payment of damages to any persons or property resulting from the Contractor's activities or the activities of any person or persons for which the Contractor is otherwise responsible nor shall it limit the Contractor's indemnification liabilities as provided in Section 5.3.

In the event the Contractor subcontracts any portion of the work in compliance with Section 4.5 of this Agreement, the contract between the Contractor and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Contractor is required to maintain pursuant to Section 5.1, and such certificates and endorsements shall be provided to City.

5.3 Indemnification.

To the full extent permitted by law, Contractor agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Contractor, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Contractor is legally liable ("indemnitors"), or arising from Contractor's or indemnitors' reckless or willful misconduct, or arising from Contractor's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Contractor will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorney's fees incurred in connection therewith;

(b) Contractor will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Contractor

hereunder; and Contractor agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Contractor hereunder, Contractor agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorney's fees.

Contractor shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Contractor shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Contractor in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole or active negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Contractor and shall survive termination of this Agreement.

5.4 Sufficiency of Insurer.

Insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City ("Risk Manager") due to unique circumstances. If this Agreement continues for more than 3 years duration, or in the event the risk manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Contractor agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the Risk Manager.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Contractor shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times

during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Contractor's business, custody of the books and records may be given to City, and access shall be provided by Contractor's successor in interest. Notwithstanding the above, the Contractor shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Contractor shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Contractor hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Contractor agrees that if Contractor becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Contractor is providing design services, the cost of the project being designed, Contractor shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Contractor is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials"), including any electronic documents and materials, prepared by Contractor, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City in a format of the City's choice upon request of the Contract Officer or upon the termination of this Agreement, and Contractor shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Contractor will be at the City's sole risk and without liability to Contractor, and Contractor's guarantee and warranties shall not extend to such use, reuse or assignment. Contractor may retain copies of such documents for its own use. Contractor shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Contractor fails to secure such assignment, Contractor shall indemnify City for all damages resulting therefrom. Moreover, Contractor with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Contractor in performance of this Agreement shall be considered confidential, unless such information is in the

public domain or already known to Contractor. Contractor shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Contractor, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

(c) If Contractor, or any officer, employee, agent or subcontractor of Contractor, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Contractor for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Contractor's conduct.

(d) Contractor shall promptly notify City should Contractor, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to be present at any deposition, hearing or similar proceeding. Contractor agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Contractor. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Orange, State of California, or any other appropriate court in such county, and Contractor covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Orange, State of California.

7.2 Disputes; Default.

In the event that Contractor is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Contractor for any work performed after the date of default. Instead, the City may give notice to Contractor of the default and the reasons for the default. The notice shall include the timeframe in which Contractor may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Contractor is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the

alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Contractor does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Contractor's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Contractor hereby authorizes City to deduct from any amount payable to Contractor (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Contractor's acts or omissions in performing or failing to perform Contractor's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Contractor, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Contractor to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Contractor shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action.

In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Contractor shall file a statutory claim pursuant to Government Code Sections 905 et. seq. and 910 et. seq., in order to pursue a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Contract at any time, with or without cause, upon no less than seven (7) days' written notice to Contractor. In addition, the Contractor may terminate this Contract for cause, upon sixty (60) days' advance written notice to City. Upon receipt of any notice of termination, Contractor shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Contractor has initiated termination, the Contractor shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Contractor has initiated termination, the Contractor shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Contractor.

If termination is due to the failure of the Contractor to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Contractor for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.9 Attorney's Fees.

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Contractor, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Contractor covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Contractor's performance of services under this Agreement. Contractor further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Contractor agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

8.3 Covenant Against Discrimination.

Contractor covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Contractor shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

Contractor hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Contractor so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Contractor hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorney's fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Cypress, 5275 Orange Avenue, Cypress, California 90630 and in the case of the Contractor, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Contractor and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to Government Code Sections 1091 or 1091.5.

Nor shall any such officer or employee participate in any decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation, including but not limited to the Political Reform Act (Government Code Sections 81000, *et seq*.)

Contractor warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Contractor further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Contractor is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Contractor's Authorized Initials _____

9.7 Corporate Authority.

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:
City of Cypress, a municipal corporation

_____
Shannon DeLong, City Manager

ATTEST:

_____
Lisa A. Berglund, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
William W. Wynder, City Attorney

CONSULTANT:
Willdan Financial Services

By:

_____
Name: Chris Fisher
Title: Vice President / Director

By:

_____
Name: Rebekah Smith
Title: Assistant Secretary/Director of Operations

Address: Willdan Financial Services
27368 Via Industria, Suite 200
Temecula, CA 92590

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, 2026 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

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☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

3. Scope of Work / Methodology

Project Methodologies

The following describes our proposed approach, and work plan to prepare a Comprehensive User Fee Study and Cost Allocation Plan.

Cost Allocation Plan Methodology

The purpose of this cost allocation plan engagement is to ensure that the City of Cypress is maximizing the recovery of indirect costs from identified operating departments, as well as enterprise and other chargeable funds and capital projects. ***Furthermore, a sound cost allocation plan is a foundational element of a user fee study, ensuring that the full cost of providing services that is calculated for setting fees includes provision for internal overhead support.***

The Cost Allocation Plan is also integral in the development of internal hourly rates, including CIP billing rates. We will work closely with staff in identifying the proper balance of allocation factors appropriate for the City.

To achieve the maximum cost recovery objective, the City must have a method of identifying and distributing administrative costs that is fair, comprehensive, well documented, and fully defensible. A cost allocation plan coupled with comprehensive overhead rates will enable the City to achieve this goal.

The allocation models utilize an iterative method which is the most accurate allocation methodology. Unlike a direct or "step-down" methodology, an iterative method uses the chosen distribution bases and allocates central service costs iteratively until all allocable costs have been distributed. Using this method, the model can detail the allocation for each central function individually for complete transparency and accountability, while removing bias that might result from the order in which allocations occur in a step-down approach.

A direct methodology is essentially a one-iteration methodology, while a step-down method is typically only two iterations and is less precise and unable to accurately track the allocations from start to finish.

Approach for Managing the Project

Willdan's "hands-on" supervision of Cost Allocation Plan studies, include the following methods:

- **Effective Project Management —** Principal-in-Charge Chris Fisher will manage the entire project with an eye toward high responsiveness, while ensuring that all stakeholders are "on board" with the direction of the project, as well as with the final results. Mr. Fisher will ensure that regular status updates are provided to City staff, conference calls are scheduled, and that in-person meetings are conducted (as necessary).
- **Adherence to Time Schedule —** Willdan recognizes that the use of "timelines" is highly effective in meeting all required deadlines. To keep the project on schedule, there are several tasks that must be completed in a timely manner. Therefore, we will present a project timeline at the kick-off meeting that should be closely followed.

Although the establishment of an experienced project team and a detailed project timeline work extremely well in general, Willdan understands that outside influences can create uncontainable situations for everyone involved in the project. In rare circumstances like these, our team quickly adapts to changes and communicates our recommended schedule adjustments to the City.

Approach in Communicating with the City

Willdan staff is accustomed to interfacing with local government councils, boards, staff, community organizations, and the public in general in a friendly and helpful manner; we are always mindful that we represent the public agency. We are sensitive to the need of delivering a quality product, with the highest level of service and professionalism.

Therefore, as the work on the project progresses, we understand that it will be necessary for our staff to work closely with you and City personnel. To accomplish this, we employ a variety of tools, including monitoring project status and budget costs; and ensuring effective communication through several options that are based on the City's preferences.

Experience with Development Service Processes

A unique aspect of our firm is our relationship with our Engineering Division. For many agencies throughout California and other Western states, this division provides contracted services in planning, engineering, and building and safety. When conducting cost recovery studies, we regularly consult with our engineering and land-development staff of experts on development-related issues. By working with our planners, engineers, and building officials, we understand development-related agency service procedures and workflow functions, which often make the entire user fee study process smoother for your staff.

Comprehensive User Fee Study Methodology

To comprehensively update fees, the City should develop a comprehensive user fee schedule that accurately accounts for the true cost of providing services. Once the study is complete, the fee study model must be flexible so that the City can add, delete, and revise fees in the future. To meet this goal, we will bring our expertise and unique perspectives to your fee study by approaching the project with these three principles:

1) Defensibility

Our user fee projects have not been legally challenged since the inception of this practice area in our firm. We have accomplished this by closely working with legal counsel familiar with user fee studies, our engineering division and with agency staff. In this way, we can tailor the correct approach to ensure full cost recovery combined with a sound and reasonable basis for each user fee you implement.

While Proposition 218 does not directly apply to non-property-related fees, we employ principles from this important constitutional article to make certain that your user fee schedule is developed with fairness, equity, and proportionate cost recovery principles in mind. With the addition of Proposition 26, Willdan will review each analyzed user fee for compliance and appropriateness to ensure continued defensibility.

2) Project and Staff Time

The City must have a sound and technically defensible fee schedule to ensure costs are appropriately recovered, as applicants approach the City for its services. Our standards and approaches serve to get to the issues of your fee study quickly.

Starting with the project kick-off, we will make certain that your staff understands the purpose and scope of the study and its corresponding on-site departmental interview. As Willdan is able to communicate directly with the service providers, this face-to-face interaction provides valuable time estimates.

3) Responsiveness

We take great pride in providing responsive service to our client agencies. Frequent communication is critical to a successful user fee study experience. We will provide a list of data requirements in advance of the project kick-off. Due to this simple step, the introductory meeting can focus on the survey input process, answering questions, determining policy goals, and defining next steps in the project. We will follow up weekly with you at each step in the fee study process to make sure that staff “buys in” to the fee study approach and results.

Comprehensive User Fee Study Approach

Our approach to preparing the user fee study and documentation for Cypress includes:

- Close coordination with your staff to devise a consensus approach. Different programs and/or different service delivery methods will necessitate different approaches.

  We will discuss specific pros and cons with City staff as we determine which methods work best for each fee category;

- Strict adherence to key legal and policy issues with regard to user fees, including the percent of cost recovery that the City seeks to achieve. A user fee shall not be set higher than the reasonable cost of providing a fee-generating service. Our approach provides you with a fee schedule that achieves maximum legal cost recovery while ensuring that each fee is supported by technically defensible documentation; and

- Technical analysis necessary to ensure State compliance, and to anticipate and resolve potential policy issues using a combination of industry standards as well as City specific methods.

As described below, there are two basic approaches to calculating user fees:

Approach 1: Case Study Method

This is also sometimes referred to as a cost build-up approach. Using a time and materials approach, the “Case Study Method” examines the tasks, steps and City staff involved in providing a particular ‘unit’ of service, such as a permit review, and then uses that information to develop estimates of the actual labor and material costs associated with providing a unit of service to a single user. It is often used when a service is provided on a regular basis, and staff and other costs associated with the service can be segregated from available budget data.

A typical case study fee model should comprise the following three general cost layers:

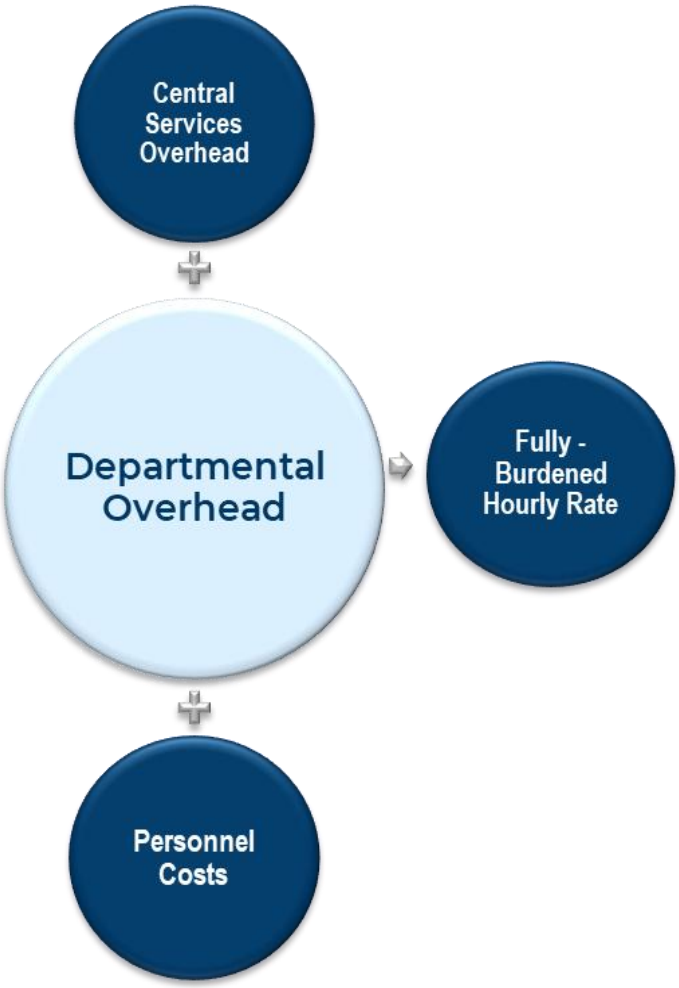
1) Central Services Overhead: This category may involve such costs as labor, services, and supplies that benefit more than one department, division, or project. The exact benefits to specific areas are impossible to ascribe to a single activity. Examples are purchasing, human resources, and liability insurance. As part of the user fee study, these costs are calculated in the overhead cost review.

2) Department Overhead: This category may include expenses related to such items as office supplies, outside consultants, and membership dues. It may include management, supervision, and administrative support that are not provided to a direct fee-generating service. Typically, these items are charged, on an item-by-item basis, directly to the department, division, or project.

3) Personnel Costs: This category refers to direct salary and benefit costs of staff hours spent on providing a fee-generating service (e.g., on-site building inspector).

Approach 2: Average Cost Method

This is also sometimes referred to as a programmatic approach, because it looks at costs at a program level, and then allocates them to participants on an occurrence basis. By taking total service costs across a substantial sample period (a year) and dividing by the total number of service units delivered over that same period, costs per unit of service is estimated. This approach is useful when services or programs are provided in a more aggregate manner, where it might be difficult to identify a specific sequence of steps associated with one user or participant; or where it is not feasible to cost-effectively segregate costs associated with specific activities.



Work Plan

Our proposed work plans, described in detail by task, are provided below. We will maximize efficiency and cost-effectiveness by combining meetings and data gathering efforts between the user fee study and cost allocation plan wherever possible. We explain how each task will be accomplished and identify associated meetings and deliverables. We will work in concert with the City to adjust scopes as needed during the course of the studies.

Cost Allocation Plan

Task 1:	Initial Document Request
Objective:	Initial due diligence.
Description:	Prior to the kick-off call, relevant documentation will be obtained and reviewed in order to enhance our understanding of the City's current cost allocation plan and internal structure of the agency. A written request for specific data will be sent to the City. The data provided in this task will provide the building blocks for later model development. Our request may include (but is not limited to): ▪ Detailed budget and accounting data; ▪ Prior year's financial data, salary, position, and staffing data; ▪ Organizational structure; ▪ Existing Cost Allocation Plan or methodologies, fee schedules, and other related data; ▪ Datasets related to work/activity levels and volume; ▪ Any adjustments or changes in the existing cost allocation plan and/or user fee documentation and models; and ▪ Data related to various allocation bases that may be incorporated as part of the methodology, i.e., City Council agenda frequencies by department, AP/AR transactions by department, IT equipment distribution by department, etc.
Deliverables:	**Willdan:** Submit information request to City. **City:** Provide requested data to Willdan (prior to Task 2, Kick-off Call/Refine Scope). We will follow up with the City to confirm in writing the data that we have received, or which is still outstanding.

Task 2:	Kick-off / Confirm Project Strategy, Objectives and Timeline / Refine Scope
Objective:	Confirm and refine project objectives and develop overall project strategy and timeline to ensure the goals are addressed. Identify and discuss policy considerations related to the study and determine appropriate fee categories.
Description:	Willdan will meet with City staff to review the approach and objectives, and where necessary, work with staff to refine the scope, timeline, and deliverables. Following this discussion, we will provide a written work plan and timeline with key deliverables and milestones. We will identify and discuss policy matters typically associated with these studies and address data gaps in order to gain a full understanding of the City's goals for the cost allocation plan. We will establish effective lines of communication and processes for information gathering and review, and conduct discussions with City staff to verify the scope, purposes, and objectives for the CAP. During this call, we will ask that the City assign a project manager to serve as its primary contact. The selected City project manager will ensure that available data is provided to Willdan in a timely manner, thereby maintaining adherence to the project's schedule. We will review the current cost allocation methodology and discuss with City staff to determine specific areas of focus as they relate to the City's objectives, discuss and evaluate current and potential allocation factors, and identify specific questions or areas of concern with the current CAP.
Meetings:	One (1) project kick-off call/online meeting to initiate the project, discuss data needs and methodologies, and to address policy matters.
Deliverables:	**Willdan:** If needed, a revised project scope and schedule. **City:** Provide further data requirements and select/introduce City's project manager.

Task 3:	Gather Staffing Information and Develop Cost Allocation Plan Model
Description:	This task involves the gathering of specific information, directly from City staff, through interviews and discussion, related to the functions served by indirect staff and the departments served by their activities. This task also focuses on identifying cost centers and the development of, and/or adjustment of existing, allocation bases, and the development and testing of a model that will ultimately be used to calculate the proper cost allocations derived from data gathered in prior tasks. The updated model will take into account necessary updates to cost categories, allocation bases, or other elements of the methodology to address necessary adjustments from the current methodology. The model will be developed to incorporate any recent changes in the provision of City services, ensure cost pools reflect organizational structure, identify the total cost of providing indirect overhead support services, fully allocate central service costs to operating groups, and will include provision for appropriate inflationary adjustments going forward. The model will include flexibility to add or delete costs/cost layers and support service and/or operating groups as changes occur and also the ability to adjust the model and the results annually for inflation, salary, and benefit increases, as well as contract rates. We will utilize budget and organizational information, and other required information gathered from City staff to complete the work in this task. Specific discussions will be held to discuss allocation bases, services provided by indirect groups, how central overhead services are provided to and utilized by other departments, cost categories, and allocation criteria, and how these will factor into the overall cost allocation methodology. The model and methodology will produce indirect cost rates and overhead percentages which support the development of fully burdened hourly City staff rates. These hourly rates can be used for a variety of purposes including incorporation into the User Fee Study's fully burdened personnel rates, billing to Capital Improvement projects work orders, recovery of costs for services provided to City customers working with various City departments.
Meetings:	Online meetings with staff to understand structure and operations as model and allocation bases are developed. Key staff will be interviewed to best understand central overhead staffing and functions and the departments served.
Deliverables:	**Willdan:** One (1) user-friendly model in Microsoft Excel format that provides a full cost allocation plan.

Task 4:	Test and Review Cost Allocation Methodology
Objective:	Test and review model and results with City.
Description:	The draft cost allocation plan model will be reviewed with City staff, and adjusted as necessary, to ensure that preliminary allocations provide an accurate depiction of how the central overhead costs should be borne by the operating programs and funds. Over the past several years, we have successfully integrated online meetings by using WebEx™ as an element to our approach. This allows us to remotely guide staff through the model review and allows you the opportunity to interactively change inputs and test approaches.
Meetings:	One (1) online meeting and demonstration with City staff to review the model.
Deliverables:	**Willdan and City:** Draft cost allocation plan model review.

Task 5:	Prepare and Present Draft Report
Objective:	Prepare the draft cost allocation report.
Description:	This task involves the draft report preparation. The cost allocation plan's background, model methodologies, and results will be discussed; calculations and supporting data will be presented textually and in easily understood tables and provided to the City.
Meetings:	One (1) online meeting to present draft report to City staff to review the methodology, approach, and results.
Deliverables:	**Willdan:** Draft report for City review and input. **City:** Review of draft report, with comments, and edits.

Task 6:	Discuss and Revise Report
Objective:	Review of draft report, cost distribution methods, and model.
Description:	An in-depth review of the draft report and model will be conducted to arrive at an optimum allocation method for each expenditure type. Often, through the course of an engagement, comments usually revolve around issues of understandability; appropriate levels of enterprise funds' cost recovery, etc.; ease of calculation; and overhead costs' distribution methods. Following a round of comments from City staff concerning the draft report, the final report will be prepared for presentation to City Staff, and if necessary, to the City Council.
Meetings:	One (1) conference call with City staff to review the report with changes and revisions and one (1) virtual meeting with City Staff to review results.
Deliverables:	Draft report, and revised draft/final report.

Task 7:	Prepare and Present Final Report and Model
Objective:	Prepare and present the final report to City Staff and City Council. Educate City staff on the operation and use of the model for future modifications.
Description:	This task is the culmination of the cost allocation plan project. Based on staff comments on the draft report, Willdan will prepare the final report for presentation to City Council.
Meetings:	One (1) virtual meeting with the City Staff, and if needed, one (1) meeting with the City Council to present the final plan if necessary. The City Council meeting will be held in conjunction with the presentation of the user fee study results. We will also provide staff training on the operation and use of the model, and consult with the City as needed to respond to challenges or questions related to the CAP.
Deliverables:	**Willdan:** Provide one (1) electronic PDF file copy of the final report and model. Using Microsoft Word and Excel, an updateable electronic copy of the study and models, as well as related schedules, will be provided.

Task 8:	Supplemental Service – OMB/Part 200/Tribe Compliant Cost Allocation Plan
Objective:	Adapt Cost Allocation Plan model and report for OMB/Tribe compliance, consistent with 2 CFR 200 Guidelines.
Description:	This task will build on the model and analysis developed in preceding tasks, to incorporate adjustments necessary for compliance with OMB guidelines. Willdan will review the allocation methodology and remove costs from the allocations that are not allowed under OMB guidelines. This is accomplished in the same model by flagging these costs and incorporating a toggle that either includes them for full allocation purposes or removes them for OMB purposes.
Meetings:	One (1) virtual meeting with the City Staff if needed to review adjustments necessary for OMB compliance.
Deliverables:	**Willdan:** Include OMB adjustments in revised report and incorporate adjustments into base Cost Allocation Plan model. Provide one (1) electronic PDF file copy of the modified report and model, and an OMB modified Excel model,

Task 9:	Supplemental Service – Review of Programs/Activities With General Fund Overhead Costs
Objective:	Review programs that bear General Fund overhead, for eligibility for reimbursement from State/Federal Grants or other revenue sources.
Description:	Study programs that include overhead costs borne in whole or in part by the General Fund, that may be eligible for overhead cost reimbursement from State or Federal governments and/or grants. This review will be completed on a case-by-case basis upon request by the City. To better manage costs for the City, these reviews will be discussed in advance with the City, level of effort estimated, and work will be billed at our hourly rates based upon the effort needed. Documentation for revenue sources for the funds, and limitations on the use of those revenues, will be requested/identified to determine guidelines/limitations related to overhead reimbursement. In our preliminary research we identified approximately 25 funds and numerous related revenue sources. We will request and review documentation, then meet with City staff to discuss findings with the groups served by the revenue sources.

Meetings: Virtual meetings with the City Staff as needed to review programs and revenue sources.

Deliverables: **Willdan:** Summary findings of any City directed review of revenue sources to identify areas where overhead cost reimbursement can be included in reimbursement from State or Federal governments and/or other sources.

Comprehensive User Fee Study

Task 1: Initial Document Request

Objective: Initial due diligence; obtain study-related data.

Description: Prior to the kick-off meeting, we will obtain and review relevant documentation to further enhance our understanding of the services, fees, and rates to be studied. A written request for data will be sent to the City. Please note that data to be collected in Task 5 is not part of this request and will be gathered during the on-site interviews described in Task 5.

We will request information and documentation on current fees and fee programs, activity levels, and budget and staffing information (to the extent not already collected in the Cost Allocation Plan) related specifically to programs and activities which have associated fees, and for which the City has this level of detail.

Deliverables: **Willdan:** Submit information request to City.

City: Provide requested data to Willdan (prior to Task 3, Kick-off Meeting/Refine Scope). As with the cost allocation plan, we will follow up with the City to confirm receipt of requested data and information and highlight data elements that are outstanding.

Task 2: Compile Inventory of Current and Potential Fees, Document Current Practices

Objective: Willdan will identify a schedule of fees and methodology for calculating the fees.

Description: Based on the results of the initial document request, incorporate into our model the existing fees provided by the City, to comprise the parameters of the fee study.

We will examine, assess, and document current fee-setting practices, cost recovery policies and goals and practices. During this process we will identify and discuss with staff opportunities for enhancements or improvements to fee-related activities and approaches.

Meetings: If data is available at the start of the project, a conference call with the City to discuss new fees to implement or existing fees that may no longer be required, otherwise such discussions will take place in Task 5.

Deliverables: **Willdan:** One (1) draft list of current fees based on initial data provided (to be discussed during the kick-off call).

City: Review initial fee schedule with comments/revisions to be discussed during the kick-off meeting.

Task 3: Kick-off Meeting / Refine Scope

Objective: Confirm goals and objectives for the Comprehensive User Fee Study and finalize project approach and timeline based on these discussions. Identify and discuss policy considerations typically associated with a User Fee Study, for instance cost recovery/subsidy policies, address gaps in data, and refine appropriate existing or new fee categories (based on Task 2).

Description: Verify our understanding of the City's goals, the City's cost-recovery policy for user fees, and to fill any gaps in data/information necessary for the project. It is important for the City and Willdan to identify and address any foreseeable problems and maintain open communication throughout the process.

During this call, we will ask that the City identify a project manager who will serve as the primary contact for the project. The project manager shall have responsibility for ensuring that all available data is provided in a timely manner, thereby maintaining adherence to the project's schedule.

We will discuss potential new fees for services provided, for which fees do not currently exist, and assess gaps in the current fee structure.

Meetings: One (1) virtual project kick-off meeting to initiate the User Fee Study portion of the project, discuss data needs, and address policy objectives.

Deliverables: **Willdan:** 1) Revised project scope and schedule (if needed); and 2) brief summary of policy decisions (if needed).

City: 1) Provide further data needs; and 2) determine/introduce City's project manager.

Task 4:	Develop User Fee Model
Objective:	Develop and test model.
Description:	This task involves the development of the model ultimately used to calculate the departmental fees, based on data and information gathered in previous tasks and in the Time Survey Interviews. Key model inputs will include staff and allocated overhead costs per position, and relevant budget data on salaries and benefits. Any relevant data obtained during the cost allocation plan phase of this project will be incorporated directly into the user fee model. We will request clarification and/or additional data if necessary. The model will build upon the cost allocation plan results, to provide an allocation of administrative and overhead costs to fee related activities and departments providing services to customers, so that fees and billable rate schedules incorporate applicable costs. Furthermore, the fees and rates charged to customers will also reflect the cost of the services being provided, to the extent possible given policy and/or political considerations.
Deliverables:	**Willdan:** One (1) user-friendly model in Microsoft Excel format, which, when finalized, City staff can use to calculate fee changes annually, or as often as deemed appropriate by the City Council.

Task 5:	Staff Interviews and On-site Information Gathering
Objective:	Meet with City staff to conduct interviews and discussions necessary to understand staffing, processes and levels of effort associated with service delivery processes.
Description:	We will schedule up to one (1) business day of meetings with staff; however, the number of meetings needed may vary depending on the number of staff and departments involved. The Willdan Team will conduct interviews with representatives from each department involved in the user fee study to determine the average time required by City staff to provide each of the services for which a fee is collected to ensure that City services are not impacted by the information gathering process of the study. The fee model is designed so that full cost recovery fees are calculated immediately upon input of staff time. These full costs are also compared to current cost recovery levels. This will allow Willdan and City staff to conclude with a final meeting to review the draft full cost recovery fees and adjust any times as necessary once all information has been compiled and input into the fee model. We will schedule the interviews with staff to minimize any disruption to their normal workflow.
Meetings:	Up to one (1) business day of meetings/staff interviews. These may be either in person, or virtual using Zoom or WebEx, or a combination depending on City Staff availability. We have received feedback that many cities find virtual meetings to be more efficient as they allow for more flexible scheduling and more focused conversation. We will discuss options with City Staff and proceed accordingly. Over the past five years we have used these tools very successfully and found them to be highly effective and efficient, particularly for follow-up questions and/or discussions.
Deliverables:	**Willdan and City:** Time surveys and draft full cost recovery fees.

Task 6:	Data Analysis and Final User Fee Schedule
Objective:	Incorporate information obtained from interviews and surveys to fully develop model.
Description:	We will update the model, based on information received during the surveys and interviews with City Staff, to generate a comprehensive user fee schedule. In addition, it is very common that a supplemental data request may be necessary, based on new fees identified that the City is not currently collecting. Where appropriate, we will suggest and discuss with staff alternate approaches to existing fee programs (i.e., building fees) and suggest potential areas where fees could be collected where they are not currently. We will identify units of service for fee-related activities to calculate the total cost of providing each City service for which fees may be charged and present the full cost recovery level, both current and projected under the new fees, and revenue projections, given certain assumptions about the levels of subsidy for different fees.

Current levels of cost recovery will be compared to actual full costs calculated during the course of this study. Cost will be calculated at reasonable activity levels and include all appropriate direct and indirect costs and overhead. We will review fee programs for compliance with Propositions 218 and 26.

In developing the fee schedules for each division, we will make recommendations for adjustments where fees are not recovering appropriate levels of cost, or are not consistent with City policy objectives, and suggest new fees where appropriate, based on our experience with other cities. Some areas for new fees may be due to changes in law (legalized cannabis), or for activities that the City finds itself performing regularly, but for which no fee is collected.

We will review the fee calculation process, and how ultimate fee burdens for new development projects are calculated, when all plan review and permit fees are included, to ensure the amounts are appropriate and reflect the costs necessary for the City to provide the services for which the fees are charged. Where feasible, we will clarify the fee methodologies, and document those in the report and schedule, to provide guidance for City Staff.

The user fee data analysis and model development may take four (4) to eight (8) weeks with frequent correspondence with City staff to discuss current cost recovery amounts, necessary to recover full cost and frequency activity. Where needed, we will provide recommendations for multi-year phase-in of adjustments, to smooth the impact of significant changes. We will also provide guidance for implementation of escalators or CPI or other adjustments to ensure fees remain consistent with costs as they change.

Meetings: Virtual meetings, as necessary, to gather additional input, make adjustments to preliminary results, complete analysis and finalize the fee schedule.

Deliverables: Final user fee model for City Council presentation and discussion.

Task 7: Common Fees Comparison

Objective: Examine selected user fees charged by up to five (5) comparable cities in Orange County or other jurisdictions that are close in proximity or similar to the City of Cypress.

Description: We will request that City project management select, or we can access and use our knowledge of other jurisdictions to benchmark the City's ten (10) most common visible fees, highest yielding fees, or a specific selection of fees with comparable jurisdictions.

Fee schedules are rarely readily or directly comparable from agency to agency due to definitional and operational differences. For example, a grading permit in one jurisdiction may include the plan check service, while the same permit in another jurisdiction may not, resulting in similar sounding services with widely varying costs. For this reason, any fee comparisons should be made based on more well known and comparable fees that are typical between jurisdictions.

The survey will contain the following, a comparison of fees and charges used by the City and other jurisdictions, and if possible, identify characteristics and processes unique to the City that may account for significant variances in fees and charges used by other jurisdictions.

Deliverables: **Willdan:** Recommendations provided in Task 8 will incorporate the data gathered during our examination.

Task 8: Prepare and Present Draft Report

Objective: Prepare draft report.

Description: This task involves the preparation of the draft report that discusses the study's background, the methodologies utilized in the study, and the results and presentation to various stakeholder groups.

As noted below, meetings may occur during this or the next task as appropriate. The calculations used to generate the user fee study will be included textually, as well as in easy to understand tables. Individual fee summaries by department and a comprehensive fee schedule will be included.

The draft report will include the following:

- Key results and findings;
- Description of the methodology and process by which fees were developed, assumptions, and the procedure for assigning and calculating fees;
- Fee schedules for each department included in the study, with current and recommended fees at full and recommended cost recovery levels, including previous cost recovery levels, fee volumes, and percentage changes in fees from previous;
- Strategic recommendations for ongoing fee-setting practices, cost recovery policies, and targets;
- Basic descriptions of each service;

- The full cost of each service at lowest reasonable activity level and current cost recovery levels;
- Costs broken down graphically into indirect (overhead) and direct components, with a graphic display of the level of cost recovery;
- Suggested approaches for increasing fees annually, including adjusting for appropriate indices, including CPI;
- Projections of potential fee revenue;
- Fee comparisons completed in Task 7; and
- Summary and recommendations.

The objective of the report is to communicate the recommendation of appropriate fees, which include the appropriate subsidy percentage for those fees where full cost recovery may be unrealistic.

Meetings: One (1) conference call with City staff and management, to present draft results, address questions and receive feedback and present and review the draft results.

Deliverables: **Willdan:** Draft report for City review and comment.

City: Review of draft report, with comments and edits.

Task 9: Revise Draft Report/Determine Cost Recovery Levels for Recommended Adoption

Objective: Review of draft report and fee model.

Description: The goal of this task is to conduct an in-depth review of the draft report and incorporate feedback and changes that City departments and City Staff may have as a result of that review.

Often through the course of reviewing the report with Cities that we work with, staff will volunteer insightful likes and dislikes regarding the content and format of the report, so that we can make modifications in order to properly convey the purpose, methodology, and results of the study. The recommended fee levels and cost recovery for services that resulted from Task 6 are also reviewed in the context of the report to ensure that the below matters are consistent with City policies and goals.

- Understandability;
- Fairness to applicants;
- Ease of calculation;
- Appropriate levels of cost recovery; and
- Full cost recovery hourly rates.

When adjusting fee recovery levels, we believe it is important to address these concerns.

Following one (1) round of comments and feedback from City staff and management on the draft report, we will prepare the final report for presentation to City Staff and the City Council.

Meetings: One (1) virtual demonstration (WebEx) with Staff to review the report and model, with any revisions, and if necessary, one (1) virtual meeting to present and review the results with City Staff.

Deliverables: Draft report, revised draft /final report.

Task 10: Prepare and Present Final Report/Provide Model and Instruction to City Staff/Support

Objective: Prepare and present final report to City Council. Instruct staff on the operation and use of the model for future modifications. Provide support for implementation and engagement with the public and or key stakeholders.

Description: This task is the culmination of the entire project. Based on staff comments received regarding the draft report, we will prepare the final report for presentation, and provide the fee model to City Staff, with instruction for its use.

The model will be developed to facilitate updates to fees, additions or removals of service areas or fees, adjustments to inputs such as cost components or staffing structures, incorporation of cost escalators, and new fee calculations based on changes to inputs and/or assumptions.

We will provide guidance and support for engagement with elected officials, key stakeholders and the public as needed.

Meetings: As requested, up to one (1) virtual meeting each with City Staff and one (1) meeting with the City Council to review and discuss results and receive cost recovery and suggested fee guidance prior to final consideration/adoption, and one (1) meeting to present the results and adopt the updated fee schedule.

We will address questions and provide explanation and background where needed to help the Council and public understand the process and the recommendations. We are also available to review fee-setting resolutions, ordinances, and/or staff reports.

We will also provide staff training on the operation and use of the model. If in person training is requested, we would provide the training on the same day of the meeting, during regular business hours.

We will provide post-adoption support for up to six months to ensure a smooth integration of the results.

Deliverables: Provide one (1) electronic PDF file copy of the final report and models. Using Microsoft Word and Excel, an updateable electronic copy of the study and models, as well as related schedules, will also be provided.

City Staff Support

To complete our tasks, we will need the cooperation of City staff. We suggest that the City of Cypress assign a key individual to represent the City as the project manager who can function as our primary contact. Willdan will endeavor to minimize the impact on City staff in the completion of this project. We anticipate that the City's project manager will:

1) Coordinate responses to requests for information;

2) Coordinate review of work products; and

3) Help resolve policy issues.

We will ask for responses to initial information requests in a timely manner. If there are delays on the part of the City, we will contact the City's project manager to steer the project back on track. We will keep the City's project manager informed of data or feedback we need to keep the project on schedule.

Willdan will rely on the validity and accuracy of the City's data and documentation to complete our analysis. Willdan will rely on the data as being accurate without performing an independent verification of accuracy, and that Willdan will not be responsible for any errors that result from inaccurate data provided by the client.

Project Disclaimer

Willdan is a registered municipal advisory firm with the U.S. Securities and Exchange Commission ("SEC"), as such the City of Cypress represents, acknowledges, and agrees that Willdan is not acting as a "municipal advisor" (as defined by the SEC), to City, in any capacity as it relates to the project proposed in this Comprehensive User Fee Study and Cost Allocation Plan.

(i) The City uses, or may use, the services of one or more municipal advisors registered with the SEC to advise it in connection with municipal financial products and the issuance of municipal securities;

(ii) The City is not looking to Willdan to provide, and the City shall not otherwise request or require Willdan to provide any advice or recommendations with respect to municipal financial products or the issuance of municipal securities (including any advice or recommendations with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues);

(iii) The provisions of this proposal and the services to be provided hereunder as outlined in the scope of services are not intended (and shall not be construed) to constitute or include any municipal advisory services within the meaning of Section 15B of the U.S. Securities Exchange Act of 1934, as amended (the "Exchange Act"), and the rules and regulations adopted thereunder;

(iv) For the avoidance of doubt and without limiting the foregoing, in connection with any revenue projections, cash-flow analyses, feasibility studies and/or other analyses Willdan may provide the City with respect to financial, economic or other matters relating to a prospective, new or existing issuance of municipal securities of the City, (A) any such projections, studies and analyses shall be based upon assumptions, opinions or views (including, without limitation, any assumptions related to revenue growth) established by the City, in conjunction with such of its municipal, financial, legal and other advisers as it deems appropriate; and (B) under no circumstances shall Willdan be asked to provide, nor shall it provide, any advice or recommendations or subjective assumptions, opinions or views with respect to the actual or proposed structure, terms, timing, pricing or other similar matters with respect to any municipal financial products or municipal securities issuances, including any revisions or amendments thereto; and

(v) Notwithstanding all of the foregoing, the City recognizes that interpretive guidance regarding municipal advisory activities is currently quite limited and is likely to evolve and develop during the term of the potential engagement and, to that end, the City will work with Willdan throughout the term of the potential Agreement to ensure that the Agreement and the services to be provided by Willdan hereunder, is interpreted by the parties, and if necessary amended, in a manner intended to ensure that the City is not asking Willdan to provide, and Willdan is not in fact providing or required to provide, any municipal advisory services.

Cost Proposal

Not to Exceed Fee

Willdan proposes a ***not to exceed fixed fee of $44,305*** to conduct the Cost Allocation Plan and User Fee Study on the City's behalf. ***The Cost Allocation Plan Supplemental Tasks 8 and 9 have been addressed in the following notes.*** The tables below provide a breakdown of the fee to complete each study by task and project team member.

Cost Allocation Plan

Willdan proposes a ***fixed fee of $11,475*** to conduct the Cost Allocation Plan on the City's behalf.

City of Cypress
Cost Allocation Plan
Cost Proposal

	C. Fisher Principal-in-Charge	T. Thrasher Project Manager	P. Patel Project Analyst	S. Labitan Analytical Support	R. Quaid QA/Tech Advisor	Total Hours	Total Cost
	$ 310	$ 270	$ 210	$ 135	$ 270		
Scope of Services							
Task 1: Initial Document Request	-	-	1.0	1.0	-	2.0	$ 345
Task 2: Kick-off /Refine Scope	-	1.0	1.0	-	-	2.0	480
Task 3: Gather Staffing Information & Develop CAP Model	-	2.0	4.0	8.0	1.0	15.0	2,730
Task 4: Test and Review Cost Allocation Methodology	0.5	2.0	3.0	4.0	1.0	10.5	2,135
Task 5: Prepare and Present Draft Report	0.5	2.0	4.0	8.0	1.0	15.5	2,885
Task 6: Discuss and Revise Report	0.5	2.0	2.0	3.0	-	7.5	1,520
Task 7: Prepare and Present Final Report/Instruct Staff on Model	-	1.0	4.0	2.0	-	7.0	1,380
Total – Cost Allocation Plan	**1.5**	**10.0**	**19.0**	**26.0**	**3.0**	**59.5**	**$ 11,475**

Comprehensive User Fee Study

Willdan proposes a ***fixed fee of $32,830*** to conduct the User Fee Study on the City's behalf.

City of Cypress
Comprehensive User Fee Study
Cost Proposal

	C. Fisher Principal-in-Charge	T. Thrasher Project Manager	P. Patel Project Analyst	S. Labitan Analytical Support	R. Quaid QA/Tech Advisor	Total Hours	Total Cost
	$ 310	$ 270	$ 210	$ 135	$ 270		
Scope of Services							
Task 1: Initial Document Request	-	-	0.5	1.0	-	1.5	$ 240
Task 2: Compile Inventory of Current and Potential Fees	-	0.5	0.5	1.0	-	2.0	375
Task 3: Kick-off /Refine Scope	-	1.0	1.0	-	-	2.0	480
Task 4: Develop User Fee Model	0.5	2.0	3.0	6.0	1.0	12.5	2,405
Task 5: Staff Interviews and On-site Information Gathering	-	3.0	8.0	3.0	-	14.0	2,895
Task 6: Data Analysis and Final Fee and Rate Schedule	1.0	4.0	32.0	40.0	1.0	78.0	13,780
Task 7: Common Fees Comparison	0.5	1.0	2.0	8.0	-	11.5	1,925
Task 8: Prepare and Present Draft Report	1.0	3.0	4.0	6.0	0.5	14.5	2,905
Task 9: Revise Draft/Determine Cost Recovery Levels	1.0	6.0	6.0	8.0	0.5	21.5	4,405
Task 10: Prepare and Present Final Report/Instruct Staff on Model	-	6.0	6.0	4.0	-	16.0	3,420
Total – User Fee Study	**4.0**	**26.5**	**63.0**	**77.0**	**3.0**	**173.5**	**$ 32,830**

Notes

- The cost for Supplemental Task 8 for the Cost Allocation Plan is **$1,925**, if this Task is requested by the City.
- The cost for Supplemental Task 9 for the Cost Allocation Plan will be hourly, based on specific requests from the City, and based on discussion with Staff prior to proceeding with this work.
- Our fee includes all direct expenses associated with the project.
- We will invoice the City monthly based on percentage of project completed.
- Additional services may be authorized by the City and will be billed at our current hourly overhead consulting rates.
- If the City wishes for Willdan to attend additional in-person meetings, the fee is $2,000 per meeting.
- The City shall reimburse Willdan for all costs and expenses incurred in responding to any legal or administrative processes initiated by any agency or third party in connection with the City or the project. Reimbursement shall be at Willdan 's rates in effect at the time of such response.
- The cost of preparing the user fee study can be included in the resulting new user fee schedule. Therefore, over time, the City can recover the initial outlay of funds that was required to complete the studies.

Hourly Rates

Our current hourly rates are identified in the table below.

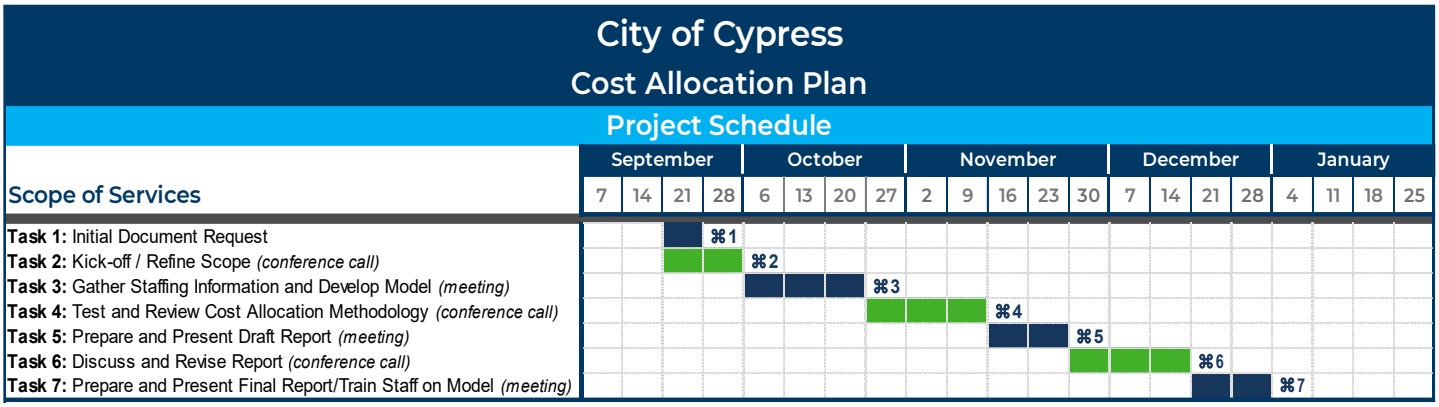
Willdan Financial Services
Hourly Rate Schedule

Position	Team Member	Hourly Rate
Vice President / Director	Chris Fisher	$310
Managing Principal		$300
Principal Consultant	Tony Thrasher Bob Quaid	$270
Senior Project Manager		$250
Project Manager	Priti Patel	$210
Senior Project Analyst		$150
Senior Analyst	Samantha Labitan	$135
Analyst II		$120
Analyst I		$110

Schedules

Willdan understands time is of the essence for the City of Cypress to begin this engagement. The schedules can only be met with the cooperation of City staff. Delays in responding to our requests for data and review will result in corresponding delays to the project schedule. If that is the case, we will notify the City immediately of the possible impact on the schedule.

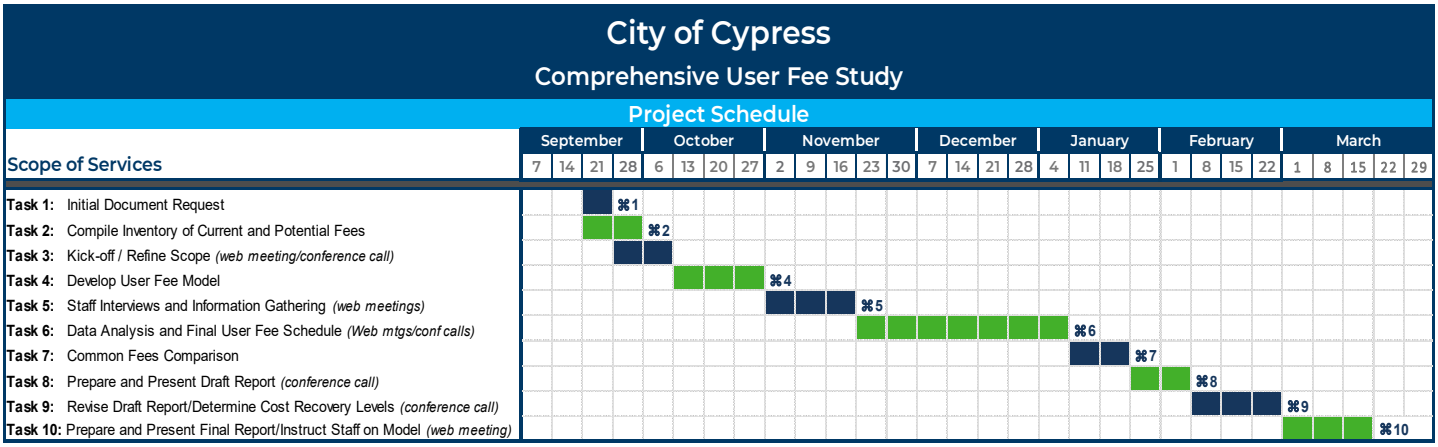
Cost Allocation Plan



Deliverables:

- **⌘1:** Information Request
- **⌘2:** Revised Project Scope and Schedule *(if needed)*
- **⌘3:** User-friendly Model in Microsoft Excel
- **⌘4:** Draft Cost Allocation Plan Model Review
- **⌘5:** Draft Report
- **⌘6:** Revised Draft Report/Final Report
- **⌘7:** Final Report – Hard and Electronic Copies

Comprehensive User Fee Study



Deliverables:

- **⌘1:** Information Request
- **⌘2:** Draft List of Current Fees
- **⌘3:** Revised Project Scope and Schedule *(if needed)*
- **⌘4:** User-friendly Model in Microsoft Excel
- **⌘5:** Time Surveys and Draft Full Cost Recovery Fees
- **⌘6:** Draft Fee and Rate Model Review
- **⌘7:** Common Fee Comparison
- **⌘8:** Draft Report
- **⌘9:** Revised Draft Report/Final Report
- **⌘10:** Final Report – Hard and Electronic Copies

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **6.**

FROM: Stephanie Sikkema, Director of Finance and Administrative Services

DATE: 09/22/2026

SUBJECT: **Receive and File Register of Warrants, Transfers, and Wires Issued for the Period of August 8, 2026 through September 4, 2026**

RECOMMENDATION

Receive and File the Attached Payment Register Summarized Below for the Period of August 8, 2026 through September 4, 2026:

- Electronic Funds Transfers 20428 through 20690
- Warrants 71216 through 71463
- Payroll Transfers W1590 through W1591

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 August 8, 2026 through September 4, 2026 are $4,572,850.45.

LEGAL REVIEW

None required.

APPROVED BY: Shannon DeLong, City Manager

Attachments

Payment Register for the Period 08-08-26 through 09-04-26

City of Cypress
Payment Register
08/08/26-09/04/26

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
20428	100505 - CITY OF CYPRESS-WORKERS COMP	$ 219.00			
			Workers Comp Claims/Professional Svcs/#29511-29540	Reimb 8/14/26(A)	$ 219.00
20429	100505 - CITY OF CYPRESS-WORKERS COMP	$ 5,468.90			
			Workers Comp Claims/Medical/#29511-29540	Reimb 8/14/26	$ 5,468.90
20430	100505 - CITY OF CYPRESS-WORKERS COMP	$ 4,613.04			
			Workers Comp Claims/Permanent Disability/#29511-29540	Reimb 8/14/26(B)	$ 4,613.04
20431	1480 - ARCO BUSINESS SOLUTIONS	$ 22,959.47			
			Fuel/Police 7/3-8/2	NP70923868(E)	$ 22,959.47
20432	1480 - ARCO BUSINESS SOLUTIONS	$ 2,391.37			
			Fuel/Maint 7/3-8/2	NP70923868(C)	$ 2,391.37
20433	1480 - ARCO BUSINESS SOLUTIONS	$ 35.44			
			Fuel/Finance 7/3-8/2	NP70923868	$ 35.44
20434	1480 - ARCO BUSINESS SOLUTIONS	$ 103.72			
			Fuel/Engineering 7/3-8/2	NP70923868(B)	$ 103.72
20435	1480 - ARCO BUSINESS SOLUTIONS	$ 57.88			
			Fuel/Recreation 7/3-8/2	NP70923868(D)	$ 57.88
20436	1480 - ARCO BUSINESS SOLUTIONS	$ 146.83			
			Fuel/Community Development 7/3-8/2	NP70923868(A)	$ 146.83
20437	2661 - PANELLA, EMILY	$ 12.00			
			W/C Reimb/Resiliency & Wellness in Public Safety 7/23	Reimb 8/14/26	$ 12.00
20439	119017 - SO CAL GAS CO	$ 14.79			
			Svc/4691 Myra Ave	70716 7/26	$ 14.79
20440	119017 - SO CAL GAS CO	$ 16.91			
			Svc/5111 Myra Ave	74000 7/26	$ 16.91
20441	119017 - SO CAL GAS CO	$ 14.79			
			Svc/4281 Myra Ave	61398 7/26	$ 14.79
20442	110860 - AT&T	$ 67.44			
			Svc/Planning iPads	287307205 7/26	$ 67.44
20443	2647 - EVERETT, MIKE	$ 500.00			
			Refund/Recycling Deposit/CDD-26-54/9336 Gregory St	Rfd 8/3/26	$ 500.00
20444	2887 - MOREAU, GARY	$ 1,726.00			
			Refund/Recycling Deposit/CDD-22-199/4480 Lincoln Ave	Rfd 8/5/26	$ 1,726.00
20445	2107 - BYER, TOM	$ 500.00			
			Refund/Recycling Deposit/CDD-26-206/4601 Marion Ave	Rfd 8/6/26	$ 500.00
20446	2888 - JIMENEZ, VIENNA	$ 12,051.00			
			Refund/Recycling Deposit/CDD-26-98/5660 Katella Ave Unit# 150	Rfd 8/6/26	$ 12,051.00
20447	2890 - PEARSON, KRISTEN	$ 4,203.00			
			Refund/Recycling Deposit/CDD-22-231/10600 Valley View St	Rfd 8/12/26	$ 4,203.00
20448	2877 - MARTINEZ, MARLA	$ 500.00			
			Refund/Recycling Deposit/CDD-26-234/5447 Oxford Dr	Rfd 8/6/26	$ 500.00
20449	110860 - AT&T	$ 54.43			
			Svc/Maint Cell	993761105 7/26	$ 54.43
20450	110860 - AT&T	$ 62.78			
			Svc/CIB Callyo Body Wire	994505130 7/26	$ 62.78

City of Cypress
Payment Register
08/08/26-09/04/26

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
20451	129595 - VERIZON WIRELESS - CA	$ 73.08			
			Svc/Rec Cell	6148927012	$ 73.08
20452	1115 - FRONTIER	$ 102.58			
			Svc/Sewers	7148996947 8/26	$ 102.58
20453	110860 - AT&T	$ 43.73			
			Svc/Myra Pump Station #2	834861166 7/26	$ 43.73
20454	2889 - TRAN, ANDREW	$ 1,000.00			
			Refund/Recycling Deposit/CDD-26-82/6347 Sombrero Ave	Rfd 8/5/26	$ 1,000.00
20455	110860 - AT&T	$ 2,022.82			
			PD Svc/Mobile Data	995761063 7/26	$ 2,022.82
20456	2893 - ZIPUSCH, WALTER	$ 1,000.00			
			Refund/Recycling Deposit/CDD-23-29/11359 Providencia St	Rfd 8/12/26	$ 1,000.00
20457	2555 - MARROQUIN, ANGELINA	$ 500.00			
			Refund/Recycling Deposit/CDD-25-71/5521 Cynthia Cir	Rfd 8/12/26	$ 500.00
20458	120801 - MISSION SQUARE	$ 1,200.00			
			Deferred Comp/Exec Mgmt 8/26	401a-8/26	$ 1,200.00
20459	110860 - AT&T	$ 4.46			
			Svc/5275 Orange Ave/Admin	248134723 8/26	$ 4.46
20460	119016 - SO CAL EDISON	$ 132.99			
			Svc/8732 Walker St/Mackay Park	7004286419 8/26	$ 132.99
20461	119016 - SO CAL EDISON	$ 6,464.30			
			Svc/8611 Watson St/Arnold Cypress Park	700921885 7/26A	$ 6,464.30
20462	119017 - SO CAL GAS CO	$ 170.74			
			Svc/5700 Orange Ave	09006 7/26	$ 170.74
20463	119017 - SO CAL GAS CO	$ 106.65			
			Svc/5285 Cypress St	90003 7/26	$ 106.65
20464	119017 - SO CAL GAS CO	$ 354.45			
			Svc/9031 Grindlay St	42000 7/26	$ 354.45
20465	119017 - SO CAL GAS CO	$ 570.93			
			Svc/5275 Orange Ave	10009 7/26	$ 570.93
20466	119016 - SO CAL EDISON	$ 109.32			
			Svc/8705 Walker St	7003700188 7/26A	$ 109.32
20467	1247 - HdL HINDERLITER, DE LLAMAS AND ASSOCIATES	$ 72,694.72			
			Business License Tax Admin 7/26	JUL26	$ 72,694.72
20468	119016 - SO CAL EDISON	$ 89,876.63			
			Svc/Citywide 6/15/26-7/14/26	6000005070 7/26	$ 89,876.63
20469	119016 - SO CAL EDISON	$ 18,005.96			
			Svc/Citywide 6/15/26-6/30/26	6000005070 6/26A	$ 18,005.96
20470	120801 - MISSION SQUARE	$ 675.00			
			W/C RHS 8/26	8/26	$ 675.00
20471	120801 - MISSION SQUARE	$ 17,175.00			
			Monthly Retiree Health Savings 8/26	8/26(A)	$ 17,175.00
20472	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 249.38			
			Svc/Cable TV 7/10-8/9	188680601080726	$ 249.38

City of Cypress
Payment Register
08/08/26-09/04/26

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
20473	119016 - SO CAL EDISON	$ 4,462.74	Svc/4600 W. Cerritos Ave/Lexington Park	7007108771 7/26	$ 4,462.74
20474	119016 - SO CAL EDISON	$ 33.39	Svc/9811 Valley View St/Cypress High School	7001348946 7/26	$ 33.39
20475	119016 - SO CAL EDISON	$ 483.25	Svc/5275 Orange Ave/Parkway Maint(217)	7000038518 8/26	$ 483.25
20476	119016 - SO CAL EDISON	$ 155.43	Svc/4501 Orange Ave/Willow Park	7003514866 8/26	$ 155.43
20477	119016 - SO CAL EDISON	$ 3,146.67	Svc/5275 Orange Ave/Traffic Signal(215)	7005642484 8/26	$ 3,146.67
20478	2895 - GARCIA, LESLIE	$ 500.00	Refund/Recycling Deposit/CDD-23-170/5461 Marcella Ave	Rfd 8/12/26	$ 500.00
20479	2814 - MCCAIN, JACK	$ 500.00	Refund/Recycling Deposit/CDD-26-66/4390 Dina Ct	Rfd 8/20/26	$ 500.00
20480	116005 - PERS - PUBLIC EMPLOYEES RETIREMENT SYS	$ 212,757.08	Med Insurance/City & Dist 9/26	18397830	$ 212,757.08
20481	100505 - CITY OF CYPRESS-WORKERS COMP	$ 2,955.65	Workers Comp Claims/Professional Svcs/#29541-29591	Reimb 8/28/26	$ 2,955.65
20482	100505 - CITY OF CYPRESS-WORKERS COMP	$ 7,273.11	Workers Comp Claims/Medical/#29541-29591	Reimb 8/28/26(A)	$ 7,273.11
20483	100505 - CITY OF CYPRESS-WORKERS COMP	$ 5,017.97	Workers Comp Claims/Permanent Disability/#29541-29591	Reimb 8/28/26(B)	$ 5,017.97
20484	116005 - PERS - PUBLIC EMPLOYEES RETIREMENT SYS	$ 18,831.29	Med Insurance/West Comm 9/26	18396803	$ 18,831.29
20485	128823 - PETTY CASH	$ 627.00	Reimb/PD SIU Petty Cash 7/1/25-6/30/26	2025-26	$ 627.00
20486	1608 - ALARM PROGRAM SYSTEMS, LLC	$ 5,405.70	PD Svc/Alarm Permit & False Alarm Collections	7/26	$ 5,405.70
20487	145 - AUSTIN, CHERYL	$ 56.52	W/C Retiree Health Care Benefits 9/26	9/26	$ 56.52
20488	128744 - AYRES, RICHARD	$ 300.00	Retiree Health Care Benefits 9/26	9/26	$ 300.00
20489	102038 - BALDWIN, DARRELL	$ 300.00	Retiree Health Care Benefits 9/26	9/26	$ 300.00
20490	102087 - BISH, EDWARD	$ 300.00	Retiree Health Care Benefits 9/26	9/26	$ 300.00
20491	100101 - BRUCE, THOMAS M	$ 300.00	Retiree Health Care Benefits 9/26	9/26	$ 300.00
20492	122419 - CLEMONS, MARK	$ 350.00	Retiree Health Care Benefits 9/26	9/26	$ 350.00
20493	129695 - COTE, ROBERT	$ 300.00	Retiree Health Care Benefits 9/26	9/26	$ 300.00
20494	128938 - COX, RODNEY	$ 123.85	Retiree Health Care Benefits 9/26	9/26	$ 123.85

City of Cypress
Payment Register
08/08/26-09/04/26

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
20495	104003 - ESSEX, CLARE	$ 706.40			
			Retiree Health Care Benefits 9/26	9/26	$ 706.40
20496	129816 - FOSTER, SCOTT	$ 300.00			
			Retiree Health Care Benefits 9/26	9/26	$ 300.00
20497	112187 - HEALY, BRIAN	$ 50.07			
			Retiree Health Care Benefits 9/26	9/26	$ 50.07
20498	100667 - LASSALLE, ISMAEL	$ 300.00			
			Retiree Health Care Benefits 9/26	9/26	$ 300.00
20499	129700 - MCSHANE, CHRIS	$ 232.96			
			Retiree Health Care Benefits 9/26	9/26	$ 232.96
20500	122 - MORROW, RICHARD L	$ 300.00			
			Retiree Health Care Benefits 9/26	9/26	$ 300.00
20501	391 - NASSER, JOY	$ 150.00			
			W/C Retiree Health Care Benefits 9/26	9/26	$ 150.00
20502	129608 - OLSON, JAMES	$ 300.00			
			Retiree Health Care Benefits 9/26	9/26	$ 300.00
20503	128784 - RAMSEY, KENNETH	$ 125.00			
			Retiree Health Care Benefits 9/26	9/26	$ 125.00
20504	119027 - RAMSEY, STEVE	$ 300.00			
			Retiree Health Care Benefits 9/26	9/26	$ 300.00
20505	130138 - TIMNEY, MATTHEW	$ 350.00			
			Retiree Health Care Benefits 9/26	9/26	$ 350.00
20506	1024 - VALLEY VISTA SERVICES, INC	$ 310,644.63			
			Waste Disposal Fee 7/26	7/26	$ 310,644.63
20507	40 - WARLAND INVESTMENTS COMPANY	$ 37,512.00			
			Development Assistance 9/26	9/26	$ 37,500.00
			PD Rental/Substation 7/1/25-6/30/26	00000081 9/26	$ 12.00
20508	122756 - WINTERSOLE, MICHAEL	$ 300.00			
			Retiree Health Care Benefits 9/26	9/26	$ 300.00
20509	2170 - US BANK	$ 1,311.43			
			Radio Batteries/PD 7/9	0076 8/10/26	$ 1,311.43
20510	2170 - US BANK	$ 180.00			
			PD Reg/Arrest and Control/JH/DA/SC/JC/RM/SG/EC/NA/DD 9/10	0076(A) 8/10/26	$ 180.00
20511	2170 - US BANK	$ 315.18			
			PD Reg/Firearms Tactical Rifle/DDoxey 7/22-7/23	0076(B) 8/10/26	$ 315.18
20512	2170 - US BANK	$ 315.18			
			PD Reg/Firearms Tactical Rifle/PPena 7/22-7/23	0076(C) 8/10/26	$ 315.18
20513	2170 - US BANK	$ 315.18			
			PD Reg/Firearms Tactical Rifle/ASepulveda 7/22-7/23	0076(D) 8/10/26	$ 315.18
20514	2170 - US BANK	$ 315.18			
			PD Reg/Firearms Tactical Rifle/CSorenson 7/22-7/23	0076(E) 8/10/26	$ 315.18
20515	2170 - US BANK	$ 128.75			
			PD Reg/Court & Temporary Holding Facilities/TMellana 10/15	0076(F) 8/10/26	$ 128.75

City of Cypress
Payment Register
08/08/26-09/04/26

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
20516	2170 - US BANK	$ 128.75	PD Reg/Court & Temporary Holding Facilities/SReed 10/15	0076(G) 8/10/26	$ 128.75
20517	2170 - US BANK	$ 128.75	PD Reg/Court & Temporary Holding Facilities/ECarlson 10/15	0076(H) 8/10/26	$ 128.75
20518	2170 - US BANK	$ 650.00	PD Reg/CA Narcotics Officers Assoc Training/HMercado 11/20-11/24	0076(I) 8/10/26	$ 650.00
20519	2170 - US BANK	$ (168.37)	Credit/Hotel/CA Homicide Investigators Conf/JHernandez 8/18-8/21	0076(J) 8/10/26	$ (168.37)
20520	2170 - US BANK	$ 299.00	PD Reg/High Performance Leadership/CRevere 7/27	0076(K) 8/10/26	$ 299.00
20521	2170 - US BANK	$ 100.00	PD Reg/CA Narcotics Officers Assoc Training/HMercado 11/20-11/24	0076(L) 8/10/26	$ 100.00
20522	2170 - US BANK	$ 1,258.65	PD Hotel/Advance Traffic Collision Invest/NRegalado 7/19-7/24	0076(M) 8/10/26	$ 1,258.65
20523	2170 - US BANK	$ 750.00	PD Reg/CA Narcotics Officers Assoc Training/HMercado 11/20-11/24	0076(N) 8/10/26	$ 750.00
20524	2170 - US BANK	$ 750.00	PD Reg/CA Narcotics Officers Assoc Training/CPresti 11/20-11/24	0076(O) 8/10/26	$ 750.00
20525	2170 - US BANK	$ 750.00	PD Reg/CA Narcotics Officers Assoc Training/JOrtiz 11/20-11/24	0076(P) 8/10/26	$ 750.00
20526	2170 - US BANK	$ 175.00	PD Reg/Succession Planning Essentials/CRevere 8/17	0076(Q) 8/10/26	$ 175.00
20527	2170 - US BANK	$ 150.00	PD Reg/Arrest and Control/LW/BL/CP/JK/SR/TM 7/6	0076(R) 8/10/26	$ 150.00
20528	2170 - US BANK	$ 1,258.65	PD Hotel/Advance Traffic Collision Invest/NRegalado 7/26-7/31	0076(S) 8/10/26	$ 1,258.65
20529	2170 - US BANK	$ 750.00	PD Reg/CA Narcotics Officers Assoc Training/CR 11/20-11/24	0076(T) 8/10/26	$ 750.00
20530	2170 - US BANK	$ 150.00	W/C Reg/Resiliency and Wellness in Public Safety/BBlough 7/23	0781 8/10/26	$ 150.00
20531	2170 - US BANK	$ 87.39	W/C Dispatch Headset 7/13	0781(A) 8/10/26	$ 87.39
20532	2170 - US BANK	$ 199.00	W/C Reg/Dispatch Legal Update/BBlough 8/7	0781(B) 8/10/26	$ 199.00
20533	2170 - US BANK	$ 199.00	W/C Reg/Leadership and Accountability/EPanella 8/18	0781(C) 8/10/26	$ 199.00
20534	2170 - US BANK	$ 199.00	W/C Reg/Leadership and Accountability/CManiaci 8/18	0781(D) 8/10/26	$ 199.00
20535	2170 - US BANK	$ 199.00	W/C Reg/School Violence Training/EPanella 11/17	0781(E) 8/10/26	$ 199.00
20536	2170 - US BANK	$ 470.00	W/C Reg/Wellness on the Front Line Conf/CKolstad 10/27-10/30	0781(F) 8/10/26	$ 470.00
20537	2170 - US BANK	$ 11.00	W/C Sub/Power BI 6/19-6/30	0781(G) 8/10/26	$ 11.00

City of Cypress
Payment Register
08/08/26-09/04/26

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
20538	2170 - US BANK	$ 11.00	W/C Sub/Power BI 7/1-7/18	0781G 8/10/26	$ 11.00
20539	2170 - US BANK	$ 1,191.92	W/C Hotel/Wellness on the Front Line Conf/CKolstad 10/26-10/30	0781(H) 8/10/26	$ 1,191.92
20540	2170 - US BANK	$ 199.00	W/C Reg/Handling the Rising Tide of Suicide/KKraus 8/19	0781(I) 8/10/26	$ 199.00
20541	2170 - US BANK	$ 44.00	W/C Food/Resiliency & Wellness in Public Safety 7/23	0781(J) 8/10/26	$ 44.00
20542	2170 - US BANK	$ 157.99	W/C Svc/Satellite TV 7/25-8/24	0781(K) 8/10/26	$ 157.99
20543	2170 - US BANK	$ 24.69	W/C Data Storage/Amazon Cloud 7/26	0781(L) 8/10/26	$ 24.69
20544	2170 - US BANK	$ 573.28	W/C Headset Adapters	0781(M) 8/10/26	$ 573.28
20545	2170 - US BANK	$ 93.10	Food/Interview Panel Maintenance Worker 7/22	0205 8/10/26	$ 93.10
20546	2170 - US BANK	$ 55.52	Food/Interview Panel Maintenance Worker 7/21	0205(A) 8/10/26	$ 55.52
20547	2170 - US BANK	$ 495.00	Reg/Negotiations Simulation and Strategy Training 8/5-8/6	0205(B) 8/10/26	$ 495.00
20548	2170 - US BANK	$ 90.00	Gift Cards/Starbucks/Interview Panels 7/30	0205(C) 8/10/26	$ 90.00
20549	2170 - US BANK	$ 15.00	Gift Cards/Starbucks/Interview Panel 7/30	0205(D) 8/10/26	$ 15.00
20550	2170 - US BANK	$ (15.00)	Refund/Gift Card/Starbucks/Interview Panel 7/30	0205(E) 8/10/26	$ (15.00)
20551	2170 - US BANK	$ 188.78	Headset Adapter/PD 8/6	1378 8/10/26	$ 188.78
20552	2170 - US BANK	$ 10.00	Reg/CPRS Webinar 9/23	1504 8/10/26	$ 10.00
20553	2170 - US BANK	$ 24.23	Office Supplies/PD 7/22	2790 8/10/26	$ 24.23
20554	2170 - US BANK	$ 31.45	Office Supplies/PD 7/23	2790(A) 8/10/26	$ 31.45
20555	2170 - US BANK	$ 2,140.73	Giveaways/HR Employee Events 7/24	2873 8/10/26	$ 2,140.73
20556	2170 - US BANK	$ 25.00	Reg/Cypress Chamber Networking Breakfast/CWong 7/14	3630 8/10/26	$ 25.00
20557	2170 - US BANK	$ 800.00	Dues/California Association Local Economic Development 2026-27	3630(A) 8/10/26	$ 800.00
20558	2170 - US BANK	$ 39.13	Food/Paris Baguette/Business Visitation Program 7/22	3630(B) 8/10/26	$ 39.13
20559	2170 - US BANK	$ 193.93	Batteries/EOC Laptops/PD 7/15	4142 8/10/26	$ 193.93

City of Cypress
Payment Register
08/08/26-09/04/26

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
20560	2170 - US BANK	$ 137.75	Storage Bins/PD 7/9	4142(A) 8/10/26	$ 137.75
20561	2170 - US BANK	$ 32.31	Dry Erase Board/PD 7/21	4142(B) 8/10/26	$ 32.31
20562	2170 - US BANK	$ 95.67	Office Supplies/PD 7/29	4142(C) 8/10/26	$ 95.67
20563	2170 - US BANK	$ 624.09	Radio Battery Chargers/PD 7/27	4142(D) 8/10/26	$ 624.09
20564	2170 - US BANK	$ 706.37	Ammunition/SWAT/PD 8/7	4142(E) 8/10/26	$ 706.37
20565	2170 - US BANK	$ 200.00	Dues/International City Managers Assoc/JMachado 7/27/26-7/27/27	4286 8/10/26	$ 200.00
20566	2170 - US BANK	$ 93.35	PD Dog Food/Bono 7/17	4289 8/10/26	$ 93.35
20567	2170 - US BANK	$ 183.54	Plants/City Hall 7/20	4347 8/10/26	$ 183.54
20568	2170 - US BANK	$ 270.00	Svc/Irrigation Control Data Plan/Evergreen Park 7/16	4347(A) 8/10/26	$ 270.00
20569	2170 - US BANK	$ 235.00	Svc/Irrigation Control Data Plan/Lexington Park 7/16	4347(B) 8/10/26	$ 235.00
20570	2170 - US BANK	$ 1,134.72	Licenses(6)/Microsoft 365/Email & Office	5350 8/10/26	$ 1,134.72
20571	2170 - US BANK	$ 1,440.00	Sub/GoTo/Remote Support Licenses 7/17/26-7/16/27	5350(A) 8/10/26	$ 1,440.00
20572	2170 - US BANK	$ 499.99	SSL Certificate/City Website 7/17/26-9/17/26	5350(B) 8/10/26	$ 499.99
20573	2170 - US BANK	$ 180.00	Sub/IT Online Password Mgmt/Licenses(3) 8/3/26-8/3/27	5350(C) 8/10/26	$ 180.00
20574	2170 - US BANK	$ 234.89	Repair/PD Laptop Doc 8/6	5350(D) 8/10/26	$ 234.89
20575	2170 - US BANK	$ 60.00	PD Dues/CA Assoc of Property & Evidence/NBhagat 7/16-8/30/27	5380 8/10/26	$ 60.00
20576	2170 - US BANK	$ 60.00	PD Dues/CA Assoc of Property & Evidence/MPham 7/16-8/30/27	5380(A) 8/10/26	$ 60.00
20577	2170 - US BANK	$ 60.00	PD Dues/CA Assoc of Property & Evidence/NBasulto 7/16-8/30/27	5380(B) 8/10/26	$ 60.00
20578	2170 - US BANK	$ 180.00	Software Maint/Retail Edge/PD 7/17-7/16/27	5380(C) 8/10/26	$ 180.00
20579	2170 - US BANK	$ 50.80	Supplies/Day Camp 7/13	5497 8/10/26	$ 50.80
20580	2170 - US BANK	$ 32.77	Supplies/Employee of the Quarter 7/14	5497(A) 8/10/26	$ 32.77
20581	2170 - US BANK	$ 55.94	Supplies/Summer Parks 7/14	5497(B) 8/10/26	$ 55.94

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20582	2170 - US BANK	$ 30.51	Supplies/Counselor-In-Training Recognition 7/30	5497(C) 8/10/26	$ 30.51
20583	2170 - US BANK	$ 32.16	Food/Kids Night Out 7/17	5497(D) 8/10/26	$ 32.16
20584	2170 - US BANK	$ 24.77	Supplies/Counselor-In-Training Recognition 7/30	5497(E) 8/10/26	$ 24.77
20585	2170 - US BANK	$ 3.21	Supplies/Summer Parks 7/28	5497(F) 8/10/26	$ 3.21
20586	2170 - US BANK	$ 48.30	Supplies/Day Camp 7/28	5497(G) 8/10/26	$ 48.30
20587	2170 - US BANK	$ 33.47	Food/Counselor-In-Training Recognition 7/30	5497(H) 8/10/26	$ 33.47
20588	2170 - US BANK	$ 64.33	Food/Counselor-In-Training Recognition 7/30	5497(I) 8/10/26	$ 64.33
20589	2170 - US BANK	$ 114.98	Supplies/Counselor-In-Training Recognition 7/30	5497(J) 8/10/26	$ 114.98
20590	2170 - US BANK	$ 20.00	Supplies/Teens/Halloween Escape Room 10/24	5497(K) 8/10/26	$ 20.00
20591	2170 - US BANK	$ 70.95	Sub/OC Register Online/SDeLong	5530(B) 8/10/26	$ 70.95
20592	2170 - US BANK	$ 30.00	Reg/League of CA Cities/OC Division Meeting/DBurke 8/27	5530(C) 8/10/26	$ 30.00
20593	2170 - US BANK	$ 464.61	Coffee Maker/Employee Break room 7/23	5530(D) 8/10/26	$ 464.61
20594	2170 - US BANK	$ 25.00	Reg/Cypress Chamber Networking Breakfast/DBurke 7/14	5530(E) 8/10/26	$ 25.00
20595	2170 - US BANK	$ 81.32	Food/Employee Break room 7/24	5530(F) 8/10/26	$ 81.32
20596	2170 - US BANK	$ 31.44	Facebook Ads/City Events 7/12-7/21	5530(G) 8/10/26	$ 31.44
20597	2170 - US BANK	$ 230.00	Sub/Mailchimp/Email Distribution 7/26	5530(H) 8/10/26	$ 230.00
20598	2170 - US BANK	$ 64.50	Frames/Council Presentations 8/3	5530(I) 8/10/26	$ 64.50
20599	2170 - US BANK	$ 15.99	Food/Employee Break room 8/3	5530(J) 8/10/26	$ 15.99
20600	2170 - US BANK	$ 66.55	Copy Paper/Admin 8/3	5530(K) 8/10/26	$ 66.55
20601	2170 - US BANK	$ 60.96	Supplies/Employee Break room 8/4	5530(L) 8/10/26	$ 60.96
20602	2170 - US BANK	$ 67.87	Promotional Banner Stand 8/10	5530(M) 8/10/26	$ 67.87
20603	2170 - US BANK	$ 50.00	Reg/League of CA Cities/OC Division Meeting/LMedrano 8/27	5530(N) 8/10/26	$ 50.00

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20604	2170 - US BANK	$ 50.00			
			Reg/League of CA Cities/OC Division Meeting/SDeLong 8/27	5530(O) 8/10/26	$ 50.00
20605	2170 - US BANK	$ 60.00			
			Facebook Ads/City Events 6/23-7/12	5530 8/10/26	$ 60.00
20606	2170 - US BANK	$ 365.11			
			Food/Council Meeting 7/14	5530(A) 8/10/26	$ 365.11
20607	2170 - US BANK	$ 55.40			
			Office Supplies/PD 8/3	6557 8/10/26	$ 55.40
20608	2170 - US BANK	$ 85.00			
			PD Toner/Records 8/6	6557(A) 8/10/26	$ 85.00
20609	2170 - US BANK	$ 27.74			
			Office Supplies/PD 8/7	6557(B) 8/10/26	$ 27.74
20610	2170 - US BANK	$ 450.00			
			Sub/Real Estate Data Platform/Economic Development/CW 8/26	3630(C) 8/10/26	$ 450.00
20611	2170 - US BANK	$ 109.82			
			Food/Retirement Party/SVera 7/16	4347(C) 8/10/26	$ 109.82
20612	2170 - US BANK	$ 121.05			
			Door Hinges/Unit#154 7/15	4347(D) 8/10/26	$ 121.05
20613	2170 - US BANK	$ 19.38			
			Supplies/Camp/Sr Center 7/14	5178 8/10/26	$ 19.38
20614	2170 - US BANK	$ 12.29			
			Supplies/Camp/Sr Center 7/14	5178(A) 8/10/26	$ 12.29
20615	2170 - US BANK	$ 6.45			
			Office Supplies/Sr Center 7/14	5178(B) 8/10/26	$ 6.45
20616	2170 - US BANK	$ 16.16			
			Supplies/Camp/Sr Center 7/16	5178(C) 8/10/26	$ 16.16
20617	2170 - US BANK	$ 12.93			
			Supplies/Camp/Sr Center 7/16	5178(D) 8/10/26	$ 12.93
20618	2170 - US BANK	$ 621.07			
			PD Evidence Boxes/Tubes 8/3	5380(D) 8/10/26	$ 621.07
20619	2170 - US BANK	$ 1.00			
			Sub/OC Register Online/JDraper	7667 8/10/26	$ 1.00
20620	2170 - US BANK	$ 27.31			
			Supplies/Luau/Sr Center 7/11	7072 8/10/26	$ 27.31
20621	2170 - US BANK	$ 69.90			
			Supplies/Dining Room/Sr Center 7/11	7072(A) 8/10/26	$ 69.90
20622	2170 - US BANK	$ 75.32			
			Supplies/Luau/Sr Center 7/20	7072(B) 8/10/26	$ 75.32
20623	2170 - US BANK	$ 11.58			
			Supplies/Dining Room/Sr Center 7/19	7072(C) 8/10/26	$ 11.58
20624	2170 - US BANK	$ 21.32			
			Supplies/Luau/Sr Center 7/7/22	7072(D) 8/10/26	$ 21.32
20625	2170 - US BANK	$ 21.32			
			Supplies/Dining Room/Sr Center 7/22	7072(E) 8/10/26	$ 21.32

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20626	2170 - US BANK	$ 43.09	Supplies/Grocery Program/Sr Center 7/28	7072(F) 8/10/26	$ 43.09
20627	2170 - US BANK	$ 575.00	Reg/League of CA Cities Conf/LBerglund 9/23	1099 8/10/26	$ 575.00
20628	2170 - US BANK	$ 800.00	Reg/League of CA Cities Conf/RMarroquin 9/23	1099(A) 8/10/26	$ 800.00
20629	2170 - US BANK	$ 300.00	Dues/California Municipal Clerks Assoc 7/1/26-6/30/27	1099(B) 8/10/26	$ 300.00
20630	2170 - US BANK	$ 500.00	Reg/Municipal Clerks Institute 10/23-10/30	1099(C) 8/10/26	$ 500.00
20631	2170 - US BANK	$ 13.34	Office Supplies/City Clerk 8/5	1099(D) 8/10/26	$ 13.34
20632	2170 - US BANK	$ 10.44	Food/Luau/Sr Center 8/5	7072(G) 8/10/26	$ 10.44
20633	2170 - US BANK	$ 18.92	Supplies/Luau/Sr Center 8/5	7072(H) 8/10/26	$ 18.92
20634	2170 - US BANK	$ 40.93	Supplies/Dining Room/Sr Center 8/5	7072(I) 8/10/26	$ 40.93
20635	2170 - US BANK	$ 13.35	Supplies/Luau/Sr Center 8/6	7072(J) 9/10/26	$ 13.35
20636	2170 - US BANK	$ 19.74	Food/Luau/Sr Center 8/6	7072(K) 8/10/26	$ 19.74
20637	2170 - US BANK	$ 9.49	Food/Dining Room/Sr Center 8/8	7072(L) 8/10/26	$ 9.49
20638	2170 - US BANK	$ 45.86	Supplies/Dining Room/Sr Center 8/8	7072(M) 8/10/26	$ 45.86
20639	2170 - US BANK	$ 65.96	Food/Luau/Sr Center 8/8	7072(N) 8/10/26	$ 65.96
20640	2170 - US BANK	$ 185.00	PD Dues/CA Police Chiefs Assoc 7/1/26-6/30/27	7727 8/10/26	$ 185.00
20641	2170 - US BANK	$ 50.00	PD Dues/Public Safety Peer Support Assoc/NTicorat 8/26-6/27	8455 8/10/26	$ 50.00
20642	2170 - US BANK	$ 50.00	PD Dues/Public Safety Peer Support Assoc/BReyes 8/26-6/27	8455(A) 8/10/26	$ 50.00
20643	2170 - US BANK	$ 50.00	PD Dues/Public Safety Peer Support Assoc/HMercado 8/26-6/27	8455(B) 8/10/26	$ 50.00
20644	2170 - US BANK	$ 50.00	PD Dues/Public Safety Peer Support Assoc/CBartlett 8/26-6/27	8455(C) 8/10/26	$ 50.00
20645	2170 - US BANK	$ 50.00	PD Dues/Public Safety Peer Support Assoc/SReed 8/26-6/27	8455(D) 8/10/26	$ 50.00
20646	2170 - US BANK	$ 137.26	Supplies/Volleyball 7/17	8550 8/10/26	$ 137.26
20647	2170 - US BANK	$ 5.44	Supplies/Youth Sports 7/29	8550(A) 8/10/26	$ 5.44

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
20648	2170 - US BANK	$ 17.23	Supplies/Pickleball Tournament/Arnold Cypress Park 7/29	8550(B) 8/10/26	$ 17.23
20649	2170 - US BANK	$ 81.12	Supplies/Pickleball Tournament/Arnold Cypress Park 7/29	8550(C) 8/10/26	$ 81.12
20650	2170 - US BANK	$ 64.50	Supplies/Pickleball Tournament/Arnold Cypress Park 7/28	8550(D) 8/10/26	$ 64.50
20651	2170 - US BANK	$ 81.62	Supplies/Pickleball Tournament/Arnold Cypress Park 7/29	8550(E) 8/10/26	$ 81.62
20652	2170 - US BANK	$ 81.38	Supplies/Pickleball Tournament/Arnold Cypress Park 8/6	8550(F) 8/10/26	$ 81.38
20653	2170 - US BANK	$ 154.07	Supply Cabinet/Lexington Park Office 8/5	8550(G) 8/10/26	$ 154.07
20654	2170 - US BANK	$ 1,260.00	Svc/Quickbase/Bldg/Public Works 7/5-8/4	8756 8/10/26	$ 1,260.00
20655	2170 - US BANK	$ 1,260.00	Svc/Quickbase/Bldg/Public Works 8/5-9/4	8756(A) 8/10/26	$ 1,260.00
20656	2170 - US BANK	$ 19.99	Sub/Notability iPad App/DCo	8806 8/10/26	$ 19.99
20657	2170 - US BANK	$ 2,058.00	PD Headset Adapter 8/3	8922 8/10/26	$ 2,058.00
20658	2170 - US BANK	$ 17.77	Office Supplies/Finance 7/15	8972 8/10/26	$ 17.77
20659	2170 - US BANK	$ 27.68	Custom Stamp/Accounts Payable 7/20	8972(A) 8/10/26	$ 27.68
20660	2170 - US BANK	$ 225.00	Reg/1099 Information Reporting/OVasquez 10/15	8972(B) 8/10/26	$ 225.00
20661	2170 - US BANK	$ 315.60	Custom Stamps/Accounts Payable 8/11	8972(C) 8/10/26	$ 315.60
20662	2170 - US BANK	$ 53.61	PD Food/Los Alamitos Incident 7/22	9075 8/10/26	$ 53.61
20663	2170 - US BANK	$ 10.00	Reg/CA Park & Recreation Society Webinar 9/23	9103 8/10/26	$ 10.00
20664	2170 - US BANK	$ 2,122.06	Supplies/Challenger Basketball 7/16-7/21	9103(A) 8/10/26	$ 2,122.06
20665	2170 - US BANK	$ 35.47	Polo Shirt(1)/Engineering	9131 8/10/26	$ 35.47
20666	2170 - US BANK	$ 35.47	Polo Shirt(1)/Engineering	9131(A) 8/10/26	$ 35.47
20667	2170 - US BANK	$ 90.00	Reg/City Engineers Assoc of OC Meeting/NM & DC & TA 8/3	9131(B) 8/10/26	$ 90.00
20668	2170 - US BANK	$ (27.85)	Credit/Polo Shirt(1)/Engineering	9131(C) 8/10/26	$ (27.85)
20669	2170 - US BANK	$ (35.47)	Credit/Polo Shirt(1)/Engineering	9131(D) 8/10/26	$ (35.47)

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
20670	2170 - US BANK	$ 10.00			
			Svc/Box/Staff Document Review/Engineering 7/29-8/28	9131(E) 8/10/26	$ 10.00
20671	2170 - US BANK	$ (25.67)			
			Credit/Polo Shirt(1)/Engineering	9131(F) 8/10/26	$ (25.67)
20672	2170 - US BANK	$ 37.63			
			Polo Shirt(1)/Engineering	9131(G) 8/10/26	$ 37.63
20673	2170 - US BANK	$ (360.16)			
			Credit/Giveaways/Cypress Run 2026	9213 8/10/26	$ (360.16)
20674	2170 - US BANK	$ 20.46			
			Supplies/National Night Out 7/13	9213(A) 8/10/26	$ 20.46
20675	2170 - US BANK	$ 360.16			
			Giveaways/Cypress Run 2026 7/21	9213(B) 8/10/26	$ 360.16
20676	2170 - US BANK	$ (19.91)			
			Credit/Giveaway/National Night Out 7/25	9213(C) 8/10/26	$ (19.91)
20677	2170 - US BANK	$ 18.86			
			Supplies/National Night Out 7/24	9213(D) 8/10/26	$ 18.86
20678	2170 - US BANK	$ 34.46			
			Supplies/Sr Center 7/24	9213(E) 8/10/26	$ 34.46
20679	2170 - US BANK	$ 174.20			
			Food/National Night Out 7/24	9213(F) 8/10/26	$ 174.20
20680	2170 - US BANK	$ 64.33			
			Food/National Night Out 7/25	9213(G) 8/10/26	$ 64.33
20681	2170 - US BANK	$ 7.53			
			Van Key Fob Sleeve/Sr Center 7/29	9213(H) 8/10/26	$ 7.53
20682	2170 - US BANK	$ 4.31			
			Food/Los Alamitos Incident/PD 7/22	9631 8/10/26	$ 4.31
20683	2170 - US BANK	$ 53.61			
			Food/Los Alamitos Incident/PD 7/22	9631(A) 8/10/26	$ 53.61
20684	2170 - US BANK	$ 10.30			
			PD Svc/Dry Cleaning/Tablecloths 7/28	9631(B) 8/10/26	$ 10.30
20685	2170 - US BANK	$ 18.52			
			Supplies/70th Anniversary Celebration 7/29	9693 8/10/26	$ 18.52
20686	2170 - US BANK	$ 10.00			
			Reg/Summer Brochure Exchange/NGuzman 8/26	9693(A) 8/10/26	$ 10.00
20687	2170 - US BANK	$ 36.62			
			Office Supplies/PD 7/10	9073 8/10/26	$ 36.62
20688	2170 - US BANK	$ 18.71			
			Office Supplies/PD 7/15	9073(A) 8/10/26	$ 18.71
20689	2170 - US BANK	$ 29.40			
			Office Supplies/PD 8/7	6557(C) 8/10/26	$ 29.40
20690	2170 - US BANK	$ 675.00			
			Reg/League of CA Cities Conf/SSikkema 9/23-9/25	1237 8/10/26	$ 675.00

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71216	2231 - ELYSIAN ARTS & EVENTS SO CA ARTS	$ 1,833.96			
			Instruct/Dance 6/16-6/30	6/30/26	$ 1,833.96
71217	2461 - FCG CONSULTANTS INC	$ 6,700.32			
			Inspect/Street Improvements/Sycamore Creek Charter School 6/26	1135-1024S	$ 6,700.32
71218	1601 - ONYX PAVING COMPANY INC	$ 103,880.01			
			Construct/Arterial Street Rehab 6/26	25-080-4	$ 103,880.01
71219	2776 - ABM INDUSTRIES INC	$ 55,068.37			
			Replace/Indoor & Outdoor Light Fixtures to LED 6/26	434-1	$ 55,068.37
71220	123456 - ADS CONSULTING GROUP INC	$ 2,448.00			
			Consult/Network 6/16-6/27	207475	$ 2,448.00
71221	130335 - AKM CONSULTING ENGINEERS	$ 25,126.50			
			Design/Myra Pump Station #1 7/26	0014156	$ 25,126.50
71222	100723 - ALESHIRE & WYNDER, LLP	$ 19,873.90			
			Litigation Svc/Kyler 2/26	103952	$ 996.90
			Litigation Svc/Kyler 3/26	104611	$ 479.60
			Litigation Svc/Kyler 5/26	106451	$ 572.00
			Litigation Svc/Stewart 2/26	103954	$ 6,570.20
			Litigation Svc/Stewart 3/26	104613	$ 2,132.60
			Litigation Svc/Stewart 5/26	106453	$ 6,995.00
			Litigation Svc/Stewart 6/26	107084	$ 2,127.60
71223	1200 - ANNEALTA GROUP	$ 2,557.50			
			Svc/City Planner 7/26	497-3839	$ 2,557.50
71224	110860 - AT&T	$ 3,136.24			
			Cell Svc/PD	2873384694 7/26	$ 3,054.76
			Svc/Engineering Mobile Hotspots	2873367655 7/26	$ 81.48
71225	110860 - AT&T	$ 6,345.93			
			9391033694-PW Phone Svc 6/26	000025540476	$ 156.45
			9391033695-Civic Center Phone Svc 6/26	000025531332	$ 67.33
			9391033696-PD Phone Svc 7/26	000025582146	$ 32.14
			9391033698-PW Phone Svc 6/26	000025540799	$ 32.17
			Phone Svc/Multi-Line 6/13-7/12	000025540475	$ 3,061.66
			Svc/Internet 7/26	000025622950	$ 1,044.40
			W/C Svc/Non-Emergency VoIP Lines 7/26	000025625997	$ 622.82
			W/C Svc/Priority Radio Line 7/26	000025624108	$ 1,328.96
71226	110860 - AT&T	$ 1.92			
			East Wing Fax Line	0304754656 7/26	$ 1.92
71227	2784 - AXIOMIQ LLC	$ 1,070.00			
			Svc/Records Scanner Maintenance 7/20	1027	$ 1,070.00
71228	109327 - BEE REMOVERS - HONEYCOTT, INC	$ 142.50			
			Svc/Bee Removal/City Hall 6/30	604365	$ 142.50
71229	1822 - BENEFIT COORDINATORS CORPORATION BCC	$ 12,564.79			
			Insurance/Dental & Vision/City & Dist 8/26	B0P38Q	$ 8,879.85
			Insurance/Dental & Vision/West Comm 8/26	B0P3QJ	$ 1,060.65
			Insurance/Vision Claims/City 7/26	B0P3W8	$ 2,624.29

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
71230	1334 - BLOUGH, BRENT	$ 12.00			
			W/C Reimb/Resiliency & Wellness in Public Safety 7/23	Reimb 8/14/26	$ 12.00
71231	2623 - BLUE TRITON BRANDS INC PRIMO BRANDS CORP	$ 268.82			
			PD Bottled Water 7/26	06H8710163639	$ 134.24
			Sr Center Bottled Water 5/26	06F8710321117	$ 53.08
			W/C Bottled Water 7/26	06H8710320455	$ 81.50
71232	2205 - BP FORD OF LONG BEACH	$ 5,502.93			
			Converter Assembly 7/15	233028FOW	$ 1,284.89
			Repair/Brake Line/Motor Pump 7/14	233754FOW	$ 231.92
			Repair/Water Hose/Water Pump/Thermostat Housing 6/30	FOCB747954	$ 3,463.73
			Tire Pressure Sensors/Insulator/Exhaust Sensor 6/2	232829FOW	$ 522.39
71233	1600 - BRIGHTVIEW LANDSCAPE SERVICES, INC	$ 47,456.73			
			Svc/Landscape/Berm 7/26	9827108	$ 3,080.00
			Svc/Landscape/Citywide 7/26	9827104	$ 37,245.99
			Svc/Landscape/Lexington Park 7/26	9828836	$ 7,130.74
71234	866 - C3 OFFICE SOLUTIONS	$ 40.60			
			W/C Copier Svc/Supplies 8/3-9/2	INV223532	$ 40.60
71235	1769 - CARAHSOFT TECHNOLOGY CORP	$ 53,171.05			
			Software Maint/Online Permit & Plan Check Svcs 7/1/26-6/30/27	IN2359039	$ 53,171.05
71236	2858 - CENTRALSQUARE TECHNOLOGIES, LLC	$ 7,200.00			
			Sub/PD Situational Intelligence Software/FirstTwo 7/1/26-6/30/27	467450	$ 7,200.00
71237	1001 - CERTIFIED TRANSPORTATION SERVICES, INC	$ 822.25			
			Svc/Transport/Day Camp/Urban Air Trampoline 7/22	01-201853	$ 822.25
71238	123012 - CHARLES ABBOTT ASSOCIATES	$ 4,007.00			
			Svc/Engineering Plan Checks 7/26	70671	$ 4,007.00
71239	537 - CHAUNCEY, STEPHEN	$ 300.00			
			PD Reg/Laser Operator Course/AAlivandi 9/15-9/18	PD Reg 9/15-9/18	$ 300.00
71240	2381 - CITYGREEN CONSULTING, LLC	$ 9,170.00			
			Svc/Performance Review/Waste Hauler Franchise 4/15-5/12	26-3	$ 9,170.00
71241	115003 - COUNTY OF ORANGE	$ 1,646.00			
			PD Svc/Automated Fingerprint Identification System 7/26	SH74706	$ 1,646.00
71242	115003 - COUNTY OF ORANGE	$ 5,187.00			
			Parking Violations 6/26	6/26	$ 5,187.00
71243	710 - COUNTY OF ORANGE SHERIFF'S DEPARTMENT OCSD	$ 875.57			
			PD Svc/Radio Repairs 6/26	STTM004379	$ 875.57
71244	116854 - DATA TICKET INC-MSB	$ 1,394.76			
			Parking Citation Processing 6/26	196440	$ 1,394.76
71245	111155 - DAVE BANG ASSOC INC	$ 497.90			
			Parts/Playground Equipment/Mackay Park 6/30	CA61115	$ 497.90
71246	102123 - DELL MARKETING LP-DELL USA LP	$ 2,580.13			
			PD Laptop/Lietenant Olivas 7/17	10885814102	$ 2,580.13
71247	105412 - DEPT OF INDUSTRIAL RELATIONS	$ 675.00			
			Svc/Elevator Inspection/Council Chambers 4/14	S2305476SN	$ 675.00

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
71248	729 - ECONOLITE SYSTEMS-AEGIS ITS, INC	$ 110,325.21			
			Svc/Construction of Accessible Pedestrian Signals 6/30	47761	$ 110,325.21
71249	1296 - EDCO CNG	$ 2,157.31			
			Natural Gas(149.92 Gls)/Sweepers 6/25-6/30	0720026-6-A	$ 512.73
			Natural Gas(480.87 Gls)/Sweepers 7/1-7/15	0721026-6-A	$ 1,644.58
71250	2644 - ELITE MAINTENANCE & TREE SERVICE EMTS, INC	$ 94,663.48			
			Svc/Tree Planting/Citywide 7/26	134517	$ 94,663.48
71251	2231 - ELYSIAN ARTS & EVENTS SO CA ARTS	$ 3,056.64			
			Instruct/Dance 7/1-8/5	8/5/26	$ 3,056.64
71252	1488 - ENTERPRISE HOLDINGS INC	$ 3,179.84			
			PD Rental Car(1) 5/2-6/1	108020060960	$ 871.15
			PD Rental Car(1) 6/10-7/9	108020233107	$ 1,437.54
			PD Rental Car(1) 6/1-7/1	108019896026	$ 871.15
71253	2235 - FACILITY SOLUTIONS GROUP, INC	$ 391.30			
			LED Light Bulbs/City Hall	5611520-00	$ 391.30
71254	2461 - FCG CONSULTANTS INC	$ 9,347.58			
			Inspect/Concrete Sidewalk Rehab 1/26	1135-1019Y	$ 7,063.38
			Inspect/Street Improvements/Sycamore Creek Charter School 7/26	1135-1025S	$ 2,284.20
71255	100594 - FIVE STAR FIRE PROTECTION INC	$ 1,767.93			
			Inspect/Fire Suppress System/AC Park Snack Shack	76664	$ 460.81
			Inspect/Fire Suppress System/Comm Center 7/31	76666	$ 460.81
			Inspect/Fire Suppress System/Maint Yard 7/31	76667	$ 275.00
			Inspect/Fire Suppress System/Sr Center 7/31	76665	$ 571.31
71256	1922 - GOLDEN STAR TECHNOLOGY, INC GST, INC	$ 4,648.00			
			Sub/IT Cybersecurity Training 7/1/26-6/30/27	INV130010	$ 4,648.00
71257	119018 - GOLDEN STATE WATER COMPANY	$ 2,964.32			
			Svc/6622 Cerritos Irr	718610 7/26	$ 157.19
			Svc/9662 Sorrento Dr Irr	232202 7/26	$ 1,026.21
			Svc/9990 Sorrento Dr Irr	473259 6/26	$ 171.21
			Svc/9992 Sorrento Dr Irr	849024 6/26	$ 727.75
			Svc/9994 Sorrento Dr Irr	922202 6/26	$ 881.96
71258	2270 - GOSERCO, INC	$ 11,061.10			
			WC Software Maint/Warranty/Voice Recorder System 9/1/26-8/31/27	13469	$ 11,061.10
71259	110049 - GREAT SCOTT TREE SERVICE INC	$ 32,817.90			
			Svc/Trim Trees(121) 7/10	60360	$ 6,064.75
			Svc/Trim Trees(141) 7/6	60358	$ 7,131.00
			Svc/Trim Trees(155) 7/15	60362	$ 7,697.25
			Svc/Trim Trees(21) 7/14	60363	$ 2,105.65
			Svc/Trim Trees(23) 7/13	60359	$ 945.25
			Svc/Trim Trees(9) 7/9	60361	$ 920.00
			Trim Trees(148) 7/7	60357	$ 7,954.00
71260	103008 - HARTZOG & CRABILL INC	$ 2,518.75			
			Svc/Monitor Traffic Signals 7/26	26-0315	$ 2,518.75

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
71261	1171 - HDL COREN & CONE	$ 3,700.00			
			Svc/Property Tax Analysis and Auditing 7/1/26-9/30/26	SIN065739	$ 3,700.00
71262	102993 - ITERIS, INC	$ 1,640.38			
			Svc/Maintain CCTV Network 6/26	192256	$ 1,640.38
71263	2417 - KIDZ TALENT ACADEMY LLC ANIYAH WILLIAMS	$ 1,076.40			
			Instruct/Gymnastics 7/6-7/30	7/30/26	$ 1,076.40
71264	1588 - L.N. CURTIS AND SONS-CURTIS BLUE LINE	$ 26.64			
			PD Uniform/ADavila	INV1089893	$ 26.64
71265	111167 - LEXIPOL LLC	$ 8,192.66			
			PD Training Manual Updates 7/1/26-6/30/27	INVLEX11270060	$ 8,192.66
71266	112017 - LOS ALTOS TROPHY CAL-LINE INVESTMENTS	$ 17.24			
			Name Plate/Assistant to the City Manager 7/8	101191	$ 17.24
71267	130198 - LOS ANGELES TRUCK CENTERS, LLC-LA FREIGHTLINER	$ 57.08			
			Repair/Sweeper Unit 138 6/10	RA210071116:01A	$ 57.08
71268	2385 - MAD SCIENCE THE JAY PARTICLE LLC	$ 1,647.10			
			Instruct/Crazy Chemworks 7/27-7/31	7/31/26	$ 1,647.10
71269	2728 - MAGNO, URSULA	$ 128.70			
			Instruct/Youth Music & Education 6/13-6/30	7/25/26	$ 64.35
			Instruct/Youth Music & Education 7/1-7/25	7/25/26(A)	$ 64.35
71270	109220 - MANHATTAN STITCHING CO, INC - BRENDAN SCREEN PRINT	$ 7,418.59			
			Summer 2026 Staff Uniforms 6/23	115849	$ 7,418.59
71271	111271 - MAR-CO EQUIPMENT CO	$ 6,836.74			
			Sweeper Gutter Brooms(40) 8/4	217899	$ 6,836.74
71272	578 - MIG-MOORE IACOFANO GOLTSMAN, INC	$ 6,463.75			
			Design/Baroldi Sycamore Park 6/26	0097457	$ 6,463.75
71273	122124 - MIKE RAAHAUGE SHOOTING ENTERPRISES	$ 61.99			
			PD Svc/Shooting Range/Targets/SWAT 7/14	2253	$ 61.99
71274	117056 - MINUTEMAN PRESS LOS ALAMITOS	$ 409.69			
			Business Cards/City Council 7/23	48241	$ 409.69
71275	100876 - MOEN, KATHI	$ 12.00			
			W/C Reimb/Resiliency & Wellness in Public Safety 7/23	Reimb 8/14/26	$ 12.00
71276	80 - MORRIS, LETICIA	$ 261.30			
			Instruct/Zumba 7/11-7/25	7/25/26	$ 261.30
71277	125848 - NATIONAL SAFETY COMPLIANCE INC	$ 245.07			
			Drug Tests(2)/Alcohol Test (1) 7/29	105423	$ 245.07
71278	2413 - NETFILE, INC	$ 7,000.00			
			Svc/Electronic FPPC Filing System 4/16/26-6/30/26	10899	$ 1,166.67
			Svc/Electronic FPPC Filing System 7/1/26-4/15/27	10899(A)	$ 5,833.33
71279	672 - O'REILLY AUTO PARTS	$ 866.37			
			Battery/Refrigerant 5/28	3078-246358	$ 328.00
			Brake Pads/Oil Filter/Hand Cleaner 5/8	3078-241923(A)	$ 193.84
			Oil Filter/Motor Oil/Water Filter 5/8	3078-241923	$ 344.53
71280	2563 - OC UNIFORMS & TAILORING INC	$ 812.87			
			PD Uniform/ADavila	2939	$ 812.87

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
71281	1601 - ONYX PAVING COMPANY INC	$ 3,209.64			
			Construct/Arterial Street Rehab 7/26	25-080-4(A)	$ 3,209.64
71282	129159 - ORANGE COUNTY FIRE AUTHORITY - FINANCIAL SVC	$ 110.00			
			Fee/False Alarm/Community Center 5/22	S0572710	$ 110.00
71283	122725 - ORANGE COUNTY SANITATION DISTRICT	$ 5,943.43			
			Sewer Connect Fees 7/26	7/26	$ 5,943.43
71284	736 - PEOPLESPACE INTERIOR OFFICE SOLUTIONS, INC	$ 31,328.34			
			Install/Senior Center Office Furniture 2/13	INV112660	$ 31,328.34
71285	100379 - POPE, MARIE	$ 12.00			
			W/C Reimb/Resiliency & Wellness in Public Safety 7/23	Reimb 8/14/26	$ 12.00
71286	2594 - PREMIER CHRYSLER JEEP DODGE RAM OF BUENA PARK	$ 610.00			
			Repair/Catalytic Converter/Unit #670 6/29	320119	$ 610.00
71287	2236 - PROACTIVE WORK HEALTH SERVICES	$ 905.00			
			Pre-Place Physical(2)/City 7/26	059629	$ 905.00
71288	2218 - READWRITE EDUCATIONAL SOLUTIONS INC	$ 385.68			
			Instruct/Reading & Math Development 7/8-7/29	7/29/26	$ 385.68
71289	2802 - ROYAL FLUSH SERVICES, LLC	$ 10,282.31			
			Svc/Restrooms and Fencing Rental/Salute to America 7/3	145579	$ 10,282.31
71290	100453 - SAGONA'S ALL CITY BACKFLOW	$ 3,120.00			
			Svc/Test & Certify/Backflow Devices(10) 7/7	110663	$ 550.00
			Svc/Test & Certify/Backflow Devices(13) 7/20	110719	$ 715.00
			Svc/Test & Certify/Backflow Devices(4) 7/14	110698	$ 260.00
			Svc/Test & Certify/Backflow Devices(7) 7/13	110691	$ 385.00
			Svc/Test & Certify/Backflow Devices(7) 7/28	110751	$ 385.00
			Svc/Test & Certify/Backflow Devices(7) 7/7	110662	$ 385.00
			Svc/Test & Certify/Backflow Devices(8) 7/23	110737	$ 440.00
71291	119141 - SANTA ANA RIVER FLOOD PROTECTION AGENCY	$ 1,300.00			
			Dues/Santa Ana River Flood Protection Agency 2026-27	Dues 2026-27	$ 1,300.00
71292	2806 - SHAW, MARLENE L.	$ 124.80			
			Instruct/Belly Dance 7/6-7/27	7/27/26	$ 124.80
71293	607 - SIR SPEEDY SIGNS, PRINT, MARKETING	$ 470.84			
			Svc/Printing Services/Baroldi Sycamore Park Postcards 7/29	108078	$ 470.84
71294	939 - SKYHAWKS SPORTS ACADEMY, INC	$ 1,209.00			
			Instruct/Youth Golf Camp 7/13-7/17	7/17/26	$ 1,209.00
71295	119051 - SMART & FINAL (REC & PARKS)	$ 827.08			
			Food/Comm Center 7/2	3565620088101	$ 15.99
			Food/Counselor-In-Training Recognition 7/30	3565620023501(A)	$ 56.92
			Food/Day Camp 7/13	3565620230601	$ 148.25
			Food/Day Camp 7/22	3565620165501	$ 7.98
			Food/Day Camp 7/7	3565621234602	$ 60.95
			Food/Sr Center 7/9	3565620213603	$ 147.42
			Supplies/Day Camp 7/1	3565620209601	$ 21.73
			Supplies/Day Camp 7/1	3565621210602	$ 39.56
			Supplies/Day Camp 7/13	3565620231601	$ 15.20

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
			Supplies/Day Camp 7/2	3565620087101	$ 34.98
			Supplies/Day Camp 7/28	3565620055501	$ 65.00
			Supplies/Kids Night Out 7/17	3565620170401	$ 37.83
			Supplies/Kids Night Out 7/17	3565620171401	$ 13.02
			Supplies/Kids Night Out 7/30	3565620022501	$ 20.63
			Supplies/Salute to America 7/3	3565620175501	$ 65.83
			Supplies/Sr Center/Disaster Kit 7/9	3565620014601	$ 28.34
			Supplies/Summer Camp 7/30	3565620020501(A)	$ 3.99
			Supplies/Summer Parks 7/30	3565620021501	$ 43.46
71296	108459 - SMART & FINAL-POLICE ACCT	$ 392.56			
			PD Supplies 7/27	3563631131502	$ 185.12
			PD Supplies 7/30	3563630024301	$ 152.03
			PD Supplies 7/9	3563630081401	$ 55.41
71297	119017 - SO CAL GAS CO	$ 21.19			
			Svc/9940 Denni St	23008 7/26	$ 21.19
71298	543 - SORVILLO, BRYAN	$ 5,832.00			
			Instruct/Group Tennis 7/6-7/31	7/31/26	$ 5,720.00
			Instruct/Private Tennis 7/1-8/28	8/28/26	$ 112.00
71299	1279 - SOUTHERN CALIFORNIA SHREDDING, INC	$ 65.00			
			PD Svc/Shredding 7/27	311552	$ 65.00
71300	2576 - SPARTAN ATHLETIC CO	$ 1,102.79			
			Soccer Nets/Lexington Park 7/20	918141	$ 1,102.79
71301	103106 - STANTON, CITY OF	$ 2,819.90			
			Signal Maint/Knott & Cerritos/Katella & Knott 1/1/26-3/31/26	AR26000067	$ 1,909.44
			Signal Maint/Knott & Cerritos/Katella & Knott 4/1/26-6/30/26	AR26000070	$ 910.46
71302	119024 - STATE COMP INSURANCE FUND	$ 1,507.08			
			W/C Workers Comp Insurance 7/30-8/30	1003762797	$ 1,507.08
71303	122963 - STERICYCLE INC	$ 52.77			
			PD Med Waste Removal 8/26	8014951751	$ 52.77
71304	2692 - THE BRIEFING ROOM LLC	$ 2,970.05			
			Sub/PD Online Law Enforcement Training 9/8/26-9/7/27	1708	$ 2,970.05
71305	588 - THE COUNSELING TEAM INTERNATIONAL	$ 121.28			
			W/C Svc/Employee Counseling 7/26	INV111050	$ 121.28
71306	107127 - THE FLAG FACTORY	$ 943.61			
			US Flags/CA Flags 7/6	36746	$ 943.61
71307	851 - THE UPS STORE, #5882	$ 200.00			
			Svc/Fingerprints(2)/City 7/26	8/4/2026	$ 50.00
			Svc/Fingerprints(6)/Rec Volunteers 7/26	8/4/2026(A)	$ 150.00
71308	29 - TIMOTHY BOWEN PLAY-WELL TEKNOLOGIES	$ 3,766.75			
			Instruct/Stem/Pokemon Lego Camp 7/20-7/24	7/24/26	$ 3,766.75
71309	105052 - TOPAZ ALARM CORP.	$ 105.00			
			Monitor Pumps 6/26	148709	$ 105.00

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
71310	127207 - UNDERGROUND SVS ALERT OF SO CA	$ 1,041.23			
			Fee/2026 Underground Safety Board	26-270019	$ 804.23
			Svc/DigAlert Tickets 7/26	720260237	$ 237.00
71311	1242 - UNIFORM DEPOT, INC-MR UNIFORM	$ 19.89			
			PD Uniform/VIP BHolleman	9572	$ 19.89
71312	100308 - UNITED MAINTENANCE SYSTEMS	$ 15,575.00			
			Svc/Custodial/City Facilities 7/26	16277	$ 6,925.00
			Svc/Custodial/Park & Rec Facilities 7/26	16279	$ 8,650.00
71313	116933 - V & V MANUFACTURING INC	$ 163.20			
			PD Badge/Lieutenant 7/30	64966	$ 163.20
71314	109312 - VAZQUEZ, GONZALO SONIC SOUNDS	$ 500.00			
			Svc/DJ/Sr Center Luau 8/14	2026-011	$ 500.00
71315	2491 - WELLS FARGO FINANCIAL LEASING, INC	$ 376.86			
			W/C Rental/Copier 7/6-8/5	50391912783	$ 188.43
			W/C Rental/Copier 8/6-9/5	5039546279	$ 188.43
71316	2193 - WEST GROVE VOLLEYBALL, LLC	$ 191.10			
			Instruct/Volleyball 7/12-8/2	8/2/26	$ 191.10
71317	1974 - YUNEX LLC	$ 28,642.29			
			Retention/Accessible Pedestrian Signals	900010188	$ 23,781.00
			Retention/Traffic Signal Improvement/Valley View & Plaza Dr	90010197R	$ 4,593.75
			Svc/Street Light Survey 6/26	90010759	$ 267.54
71318	0 - AGAPE DISCIPLE CHURCH	$ 300.00			
			Refund/Facility Deposit/Contract #12089	Rfd 8/14/26	$ 300.00
71319	0 - ALAM, J KASSI	$ 300.00			
			Refund/Facility Deposit/Contract #12318	Rfd 8/14/26	$ 300.00
71320	0 - ALFARO, ALEXIS	$ 100.00			
			Refund/Facility Deposit/Contract #12042	Rfd 8/14/26	$ 100.00
71321	0 - AQUINO, BENJAMIN	$ 100.00			
			Refund/Facility Deposit/Contract #11758	Rfd 8/14/26	$ 100.00
71322	0 - DADA, ARIF	$ 100.00			
			Refund/Facility Deposit/Contract #11998	Rfd 8/14/26	$ 100.00
71323	0 - ENGEL, CHRISTOPER	$ 300.00			
			Refund/Facility Deposit/Contract #12335	Rfd 8/14/26	$ 300.00
71324	0 - JALALI, KIAN	$ 40.00			
			Refund/Citation CP495263	Rfd 8/14/26	$ 40.00
71325	0 - MANZANO, VERONICA	$ 100.00			
			Refund/Facility Deposit/Contract #12315	Rfd 8/14/26	$ 100.00
71326	0 - OZOEMENA, NNENNA	$ 100.00			
			Refund/Facility Deposit/Contract #12376	Rfd 8/14/26	$ 100.00
71327	0 - SALGADO, JULIE	$ 100.00			
			Refund/Facility Deposit/Contract #11757	Rfd 8/14/26	$ 100.00
71328	0 - SOCIAL VOCATIONAL SERVICES	$ 300.00			
			Refund/Facility Deposit/Contract #12389	Rfd 8/14/26	$ 300.00

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71329	0 - TRAN, DUNG	$ 100.00			
			Refund/Facility Deposit/Contract #12118	Rfd 8/14/26	$ 100.00
71330	0 - VO, ANNE	$ 1,250.00			
			Refund/Recycling Deposit/CDD-25-238/10271 Aqueduct Dr	Rfd 8/14/26	$ 1,250.00
71331	129595 - VERIZON WIRELESS - CA	$ 73.08			
			Svc/Rec Cell	6148927012 7/26	$ 73.08
71332	2385 - MAD SCIENCE THE JAY PARTICLE LLC	$ 1,170.00			
			Instruct/Robo Racers 6/22-6/26	6/26/26	$ 1,170.00
71333	2381 - CITYGREEN CONSULTING, LLC	$ 2,462.50			
			Svc/Performance Review/Waste Hauler Franchise 5/13-6/30	26-4	$ 2,462.50
71334	1346 - A1 TEST ONLY & SMOG	$ 90.00			
			Svc/Smog Test/Unit #160	1146047	$ 45.00
			Svc/Smog Test/Unit #641	7YQM624	$ 45.00
71335	106914 - ADMINSURE	$ 3,800.00			
			Workers Comp Claims Admin 9/26	19071	$ 3,800.00
71336	100681 - ADVANCED ALARM & FIRE INC	$ 1,245.00			
			Svc/Monitor Alarms/Civic Center/Sr/Comm Center 4/1/26-6/30/26	913787	$ 1,245.00
71337	2886 - ADVANCED EQUIPMENT CORPORATION	$ 286.00			
			Svc/Repair/Partition Wall/Comm Center 6/19	M13807-1	$ 286.00
71338	1570 - ADVANTAGE COLOR GRAPHICS ADVANTAGE MAILING, LLC	$ 10,529.10			
			Svc/Print/The Progress 6/26	261198	$ 5,264.55
			Svc/Print/The Progress 8/26	261970	$ 5,264.55
71339	270 - AITHAL, DARSHINI	$ 598.00			
			Instruct/Chair Yoga & Strength 7/2-7/9	7/9/26	$ 198.90
			Instruct/Chair Yoga 7/7-7/28	7/28/26	$ 263.25
			Instruct/Flow Yoga 7/6-7/27	7/27/26	$ 135.85
71340	130335 - AKM CONSULTING ENGINEERS	$ 44,155.00			
			Svc/Update Sanitary Sewer Master Plan 7/26	0014174	$ 44,155.00
71341	100723 - ALESHIRE & WYNDER, LLP	$ 27,947.60			
			Legal Svc/Code Enforcement 7/26	107886	$ 160.40
			Legal Svc/Engineering 7/26	107883	$ 852.80
			Legal Svc/General Admin 7/26	107879	$ 3,689.60
			Legal Svc/General Admin 7/26	107880	$ 3,181.60
			Legal Svc/Housing 7/26	107887	$ 754.40
			Legal Svc/Makkouk 7/26	107888	$ 634.80
			Legal Svc/Marquez 7/26	107889	$ 1,695.40
			Legal Svc/Planning 7/26	107882	$ 136.00
			Legal Svc/Police 7/26	107885	$ 556.70
			Legal Svc/Recreation 7/26	107884	$ 351.60
			Litigation Svc/Esquivel 7/26	107890	$ 2,386.50
			Litigation Svc/General Admin 7/26	107881	$ 1,756.00
			Litigation Svc/Lengor 6/26	107083	$ 3,447.10
			Litigation Svc/Lengor 7/26	107891	$ 8,344.70

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
71342	122455 - ALL AMERICAN SIGN CO, INC	$ 1,082.81			
			Replace/Monument Signs 7/6	59069	$ 1,082.81
71343	1836 - ALLIED NETWORK SOLUTIONS INC	$ 190.00			
			Software Licenses(2)/Adobe Acrobat Pro 3/25/26-2/14/27	0239244-IN	$ 190.00
71344	2892 - ALMA GUADALUPE IZGUERRA MARIN	$ 1,575.00			
			Food/Employee Health and Wellness Fair 9/9	000112	$ 1,575.00
71345	2783 - ALTERNATIVE HOSE INC	$ 299.37			
			Hose Assembly 7/14	6155229	$ 299.37
71346	2840 - APPLIED VIDEO SOLUTIONS INC AVS	$ 3,355.61			
			Software/CCTV Server 8/18	TCOC0820-1	$ 3,355.61
71347	2332 - ARCHAMBAULT INVESTIGATIONS & POLYGRAPH	$ 520.00			
			PD Svc/Polygraph(2) 7/13-7/14	Jul-26	$ 520.00
71348	2725 - ARELLANO, HUGO	$ 36.00			
			Meals/Field Sobriety Testing Training 7/22-7/24	Reimb 8/28/26	$ 36.00
71349	123003 - AUSMUS, SCOTT	$ 12.00			
			Meals/High-Performance Leadership for Law Enforcement 7/27	Reimb 8/28/26	$ 12.00
71350	252 - AUTO ZONE, INC	$ 1,103.45			
			Alternator 2/3	05521868331	$ 161.61
			Automotive Supplies 10/28	05521774795	$ 192.41
			Automotive Supplies Unit #117	05521731064	$ 125.67
			Credit/Alternator 2/3	05521868324	$ (161.61)
			Credit/Automotive Supplies	05521033830	$ (50.24)
			Credit/Automotive Supplies 10/28	05521774840	$ (192.41)
			Credit/Automotive Supplies 7/29	05521034332	$ (61.67)
			Credit/Automotive Supplies Unit #171	05521731141	$ (125.67)
			Credit/Supplies/Automotive 7/29	05521034333	$ (16.94)
			Credit/Vehicle Battery 10/27	05521773548	$ (229.34)
			Supplies/Automotive 7/14	05521020348	$ 449.81
			Supplies/Automotive 7/29	05521034255	$ 61.67
			Supplies/Automotive 7/29	05521034335	$ 78.60
			Supplies/Automotive 8/12	05521046612	$ 225.97
			Supplies/Automotive 8/3	05521038542	$ 87.27
			Supplies/Automotive 8/5	05521040404	$ 261.80
			Supplies/Automotive Unit #800	05521033777	$ 67.18
			Vehicle Battery 10/27	05521773547	$ 229.34
71351	960 - BARTLETT, CHRISTEN	$ 60.00			
			Meals/Field Training Officer Training 7/13-7/17	Reimb 8/28/26	$ 60.00
71352	109327 - BEE REMOVERS - HONEYCOTT, INC	$ 337.50			
			Svc/Bee Removal/Sr Center 7/1	604345	$ 337.50
71353	1822 - BENEFIT COORDINATORS CORPORATION BCC	$ 10,414.69			
			Insurance/Life/LTD/STD/Optional 9/26	19495	$ 10,414.69
71354	2623 - BLUE TRITON BRANDS INC PRIMO BRANDS CORP	$ 10.98			
			Comm Center Bottled Water 7/26	06H8710321118	$ 10.98

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Payment Register
08/08/26-09/04/26

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
71355	705 - BOA ARCHITECTURE BLACK ODOWD AND ASSOC INC	$ 10,003.00			
			Design/HVAC Replacement/City Hall 7/9-8/18	24-3099-3	$ 10,003.00
71356	1600 - BRIGHTVIEW LANDSCAPE SERVICES, INC	$ 766.42			
			Svc/Replace Valve/Cedar Glen Station #12	9052991	$ 766.42
71357	100035 - CA ASSOC OF TACTICAL OFFICERS-CATO	$ 395.00			
			PD Reg/Critical Incident Leadership/MMcBain 11/18-11/19	3003384	$ 395.00
71358	122980 - CALIFORNIA PEACE OFFCR ASSOC-CPOA	$ 1,874.25			
			PD Dues/CA Peace Officers Assoc 7/1/26-6/30/27	480343	$ 1,874.25
71359	1001 - CERTIFIED TRANSPORTATION SERVICES, INC	$ 822.25			
			Svc/Transport/Day Camp/Soak City 7/29	01-201854	$ 822.25
71360	123012 - CHARLES ABBOTT ASSOCIATES	$ 115,321.00			
			Building Inspection and Plan Check Services 6/26	70644	$ 77,481.00
			Svc/Fats, Oil & Grease/NPDES Inspections 7/26	70745	$ 10,595.00
			Svc/National Pollutant Discharge Elimination/Program Mgmt 7/26	70746	$ 25,347.50
			Svc/Water Quality Mgmt Program/Plan Checks 7/26	70744	$ 1,897.50
71361	2381 - CITYGREEN CONSULTING, LLC	$ 2,181.25			
			Svc/Performance ReviewWaste Hauler Franchise 7/26	26-4(A)	$ 2,181.25
71362	129539 - COAST RECREATION INC	$ 933.20			
			Slide/Maple Grove Park 7/9	17532	$ 933.20
71363	2035 - COMMUNICATIONS LAB BARRIOS & ASSOCIATES, LLC	$ 16,666.00			
			Svc/City Strategic Communications Support 7/26	26-1545	$ 10,778.00
			Svc/Recreation Strategic Communications Support 7/26	26-1546	$ 5,888.00
71364	1617 - CONTROL AIR ENTERPRISES LLC	$ 9,397.63			
			Inspect/Air Conditioner Compressor/Comm Center 10/13	3101698	$ 1,273.66
			Svc/HVAC/Refrigerant leak 6/2	3107270	$ 6,694.31
			Svc/Small Freezer/Sr Center 8/21	3102249	$ 1,429.66
71365	1439 - CORODATA MEDIA STORAGE, INC	$ 154.76			
			Offsite Data Storage 7/26	DS1315419	$ 154.76
71366	115003 - COUNTY OF ORANGE	$ 5,462.50			
			Parking Violations 7/26	7/26	$ 5,462.50
71367	115003 - COUNTY OF ORANGE	$ 1,104.51			
			PD Svc/OC Automated Telecommunications System 7/26	SH 74779	$ 1,104.51
71368	115003 - COUNTY OF ORANGE	$ 2,760.04			
			W/C Svc/OCSD Comm Charges/800 MHz Radio 7/1/26-9/30/26	STCS004291	$ 2,760.04
71369	115003 - COUNTY OF ORANGE	$ 170,590.16			
			Svc/Animal Care 4/1/26-6/30/26	AC2690094	$ 170,590.16
71370	115003 - COUNTY OF ORANGE	$ 1,646.00			
			PD Svc/Automated Fingerprint Identification System 8/26	SH74837	$ 1,646.00
71371	710 - COUNTY OF ORANGE SHERIFF'S DEPARTMENT OCSD	$ 25,857.20			
			PD Svc/OCSD Comm Charges/800 MHz Radio 7/1/26-9/30/26	STCS004259	$ 25,857.20
71372	116854 - DATA TICKET INC-MSB	$ 989.21			
			Parking Citation Processing 7/26	198396	$ 989.21
71373	2763 - DIAMOND CONSTRUCTION & DESIGN	$ 31,806.00			
			Install/Shade Structure/Willow Park 7/15-8/4	CANOPY-Pmt#01	$ 31,806.00

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
71374	2835 - DOXEY, DEZMOND	$ 24.00			
			Meals/Firearms/Tactical Riffle Training 7/22-7/23	Reimb 8/28/26	$ 24.00
71375	1296 - EDCO CNG	$ 1,873.31			
			Natural Gas/Sweepers/Sewer Truck 7/16-7/31	0810026-6-A	$ 1,873.31
71376	2644 - ELITE MAINTENANCE & TREE SERVICE EMTS, INC	$ 2,676.25			
			Install/Electrical Wiring/Darrel Essex Park 6/29	134168	$ 2,676.25
71377	1488 - ENTERPRISE HOLDINGS INC	$ 2,965.15			
			PD Rental Car 5/7-6/5	108020428924	$ 1,453.25
			PD Rental Car 6/5-7/3	108020436428	$ 1,511.90
71378	2762 - EVOLUTIONARY COMMERCIAL SYSTEMS INC	$ 23,997.00			
			Svc/Upgrade Supervisory Control & Data Acquisition/Myra 6/26	26071301	$ 23,997.00
71379	104530 - EXPERIAN	$ 100.00			
			PD Credit Reports 7/26	6000338859	$ 100.00
71380	2461 - FCG CONSULTANTS INC	$ 16,141.68			
			Inspect/Various Non-CIP Engineering Permits 6/26	1135-1024Q	$ 16,141.68
71381	106039 - FEDERAL EXPRESS CORP	$ 74.36			
			PD Svc/Shipping Fee/MPham	9-422-47892	$ 74.36
71382	889 - FULL SAIL ENTERPRISES, INC	$ 914.26			
			Logo Samples 7/30	126-2603	$ 107.75
			PD Decals Unit #626 & #616 8/3	126-2604(A)	$ 87.28
			Replace/Decals/PW 8/3	126-2604	$ 719.23
71383	119018 - GOLDEN STATE WATER COMPANY	$ 157,012.61			
			Svc/10031 Moody Irr	679095 7/26	$ 159.63
			Svc/10081 Valley View Irr	621300 7/26	$ 224.63
			Svc/10207 Valley View Irr	321300 7/26	$ 565.62
			Svc/10401 Valley View Irr	608730 7/26	$ 183.79
			Svc/10401 Valley View Irr	880300 7/26	$ 571.41
			Svc/10432 Moody Irr	141120 7/26	$ 447.21
			Svc/10450 Rexford Court Irr	708730 7/26	$ 75.20
			Svc/10710 Valley View St Irr	479966 7/26	$ 159.63
			Svc/10850 Valley View Irr (median)	837200 7/26	$ 263.36
			Svc/11134 Holder St Irr	518730 7/26	$ 598.57
			Svc/11249 Knott Ave Irr	453310 7/26	$ 505.45
			Svc/11255 Holder St Irr	235620 7/26	$ 910.49
			Svc/11258 Valley View Irr	829891 7/26	$ 505.45
			Svc/11260 Valley View Irr	787620 7/26(A)	$ 1,327.10
			Svc/11262 Valley View Irr	687620 7/26	$ 713.76
			Svc/11480 Providencia St Irr	428730 7/26(A)	$ 4,646.47
			Svc/11499 Holder St Irr	335620 7/26(A)	$ 1,373.39
			Svc/11600 Holder St Irr	228730 7/26	$ 618.21
			Svc/11700 Holder St Irr	128730 7/26	$ 322.12
			Svc/4051 Orange Irr	121500 7/26	$ 244.00
			Svc/4143 Orange Irr	759400 7/26	$ 223.28
			Svc/4221 Orange Irr	659400 7/26	$ 246.43

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
			Svc/4250 Orange Irr	559400 7/26	$ 448.94
			Svc/4300 Lincoln Ave Irr (median)	521500 7/26(A)	$ 1,055.15
			Svc/4308 Ball Road Irr	486395 7/26	$ 632.75
			Svc/4363 Ball Rd Irr	952202 7/26	$ 1,061.47
			Svc/4528 Avenida Granada Irr	412430 7/26(A)	$ 5,556.82
			Svc/4592 Avenida Granada	612430 7/26	$ 94.32
			Svc/4592 Avenida Granada	634861 7/26	$ 555.09
			Svc/4600 Cerritos Ave Irr	184143 7/26	$ 702.72
			Svc/4600 Cerritos Irr	888041 7/26	$ 5,795.05
			Svc/4611 Cerritos Irr	472400 7/26	$ 1,037.78
			Svc/4661 Orange Irr	272910 7/26	$ 779.72
			Svc/4691 Myra Ave Irr/Pump Station	653120 7/26	$ 505.45
			Svc/4751 Orange Irr	991910 7/26	$ 316.82
			Svc/4775 Lincoln Irr	546710 7/26(A)	$ 1,034.31
			Svc/4871 Cerritos Irr	322400 7/26(A)	$ 1,344.47
			Svc/4961 William Ave Irr	067730 7/26(A)	$ 2,364.10
			Svc/4992 Ariano Dr Irr	242202 7/26(A)	$ 1,674.27
			Svc/5070 Laurel Irr	851120 7/26	$ 246.43
			Svc/5096 Cumberland Dr Irr	168454 7/26	$ 2,490.12
			Svc/5110 Laurel Irr	161120 7/26	$ 298.49
			Svc/5111 Myra Ave	651020 7/26	$ 320.18
			Svc/5128 Cumberland Dr Irr	777730 7/26(A)	$ 2,242.60
			Svc/5171 Cerritos Irr	041120 7/26	$ 385.29
			Svc/5177 Lincoln Irr	920810 7/26	$ 594.56
			Svc/5243 Vista Del Sol Irr	019100 7/26	$ 71.10
			Svc/5244 Vista Del Sol Irr	698100 7/26	$ 100.04
			Svc/5246 Vista Real Irr	388100 7/26	$ 128.97
			Svc/5248 Vista Del Mar Irr	768100 7/26	$ 123.18
			Svc/5250 Vista Hermosa Irr	308100 7/26	$ 76.88
			Svc/5252 Crescent Irr	587730 7/26(A)	$ 5,353.13
			Svc/5275 Orange	862003 7/26(A)	$ 4,916.04
			Svc/5275 Orange Fp	574384 7/26	$ 63.93
			Svc/5275 Orange Irr	823333 7/26	$ 1,724.54
			Svc/5275 Orange/Civic Center	287730 7/26(A)	$ 3,126.95
			Svc/5285 Cypress St Fp/Corp Yard	120810 7/26	$ 49.12
			Svc/5285 Cypress St/Corp Yard	020810 7/26	$ 834.26
			Svc/5301 Cerritos Irr	260120 7/26	$ 1,101.43
			Svc/5335 Oxford Dr Irr	428400 7/26	$ 65.31
			Svc/5341 Orange Irr	895843 7/26	$ 171.20
			Svc/5369 Halifax Irr	658400 7/26	$ 88.45
			Svc/5451 Rome Irr	699910 7/26	$ 232.41
			Svc/5552 Lincoln Irr	114420 7/26	$ 885.53
			Svc/5602 Lincoln Irr	214420 7/26	$ 711.94
			Svc/5631 Ball Rd Irr	459464 7/26	$ 548.27

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
			Svc/5681 Newman Irr	108730 7/26(A)	$ 1,779.70
			Svc/5700 Orange Fp/Fire SVC	614904 7/26	$ 62.16
			Svc/5761 Cerritos Irr	016653 7/26	$ 405.99
			Svc/5900 Orangewood Irr	728730 7/26(A)	$ 2,916.39
			Svc/5984 Orangewood Irr	828730 7/26	$ 77.35
			Svc/5990 Katella Irr	138730 7/26	$ 749.02
			Svc/6101 Katella Irr (median)	637200 7/26	$ 505.45
			Svc/6201 Orangewood Irr	628730 7/26(A)	$ 2,172.42
			Svc/6299 Ball Rd Irr	053494 7/26	$ 1,103.75
			Svc/6301 Katella Irr	827200 7/26	$ 505.45
			Svc/6531 Biak St Irr	328730 7/26(A)	$ 6,538.57
			Svc/6616 Cerritos Irr	788610 7/26(A)	$ 1,921.16
			Svc/6891 Katella Irr	417200 7/26	$ 968.35
			Svc/6960 Tahiti Irr	028730 7/26(A)	$ 3,665.27
			Svc/8217 Peppertree Ln Irr	140552 7/26	$ 316.82
			Svc/8621 Watson Irr	787730 7/26	$ 691.88
			Svc/8732 Walker Irr	334842 7/26(A)	$ 2,918.32
			Svc/8842 Moody Irr	845817 7/26	$ 159.63
			Svc/9031 Grindlay St	519100 7/26(A)	$ 1,858.24
			Svc/9031 Grindlay St Fp	319100 7/26	$ 54.00
			Svc/9031 Grindlay St Fp	419100 7/26	$ 65.50
			Svc/9121 Valley View Irr	134420 7/26	$ 461.49
			Svc/9140 Denni Irr	774910 7/26	$ 310.08
			Svc/9190 Denni Irr	674910 7/26	$ 258.00
			Svc/9220 Moody Irr	142310 7/26	$ 234.84
			Svc/9281 Grindlay St Irr	600910 7/26	$ 258.00
			Svc/9300 Moody Irr	681310 7/26	$ 569.11
			Svc/9301 Moody Irr	481310 7/26	$ 200.14
			Svc/9302 Moody Irr	577730 7/26(A)	$ 7,977.08
			Svc/9304 Moody Irr	936726 7/26	$ 159.63
			Svc/9331 Grindlay Irr	008100 7/26	$ 105.83
			Svc/9362 Valley View Irr	942600 7/26(A)	$ 455.69
			Svc/9391 Moody Irr	581310 7/26	$ 203.48
			Svc/9403 Valley View Irr	121420 7/26	$ 76.88
			Svc/9413 Valley View Irr	021420 7/26	$ 157.90
			Svc/9490 Denni Irr	277730 7/26	$ 4,840.31
			Svc/9515-A Julie Beth Irr	852202 7/26(A)	$ 1,542.46
			Svc/9524 Palermo Irr	932202 7/26	$ 910.49
			Svc/9550 Denni Irr	704910 7/26	$ 878.09
			Svc/9550 Valley View Irr	291600 7/26	$ 580.67
			Svc/9560 Graham Irr	962003 6/26(A)	$ 8,536.65
			Svc/9560 Graham Irr	962003 7/26(A)	$ 7,588.78
			Svc/9560 Graham Irr	962003 7/26	$ 2,048.79
			Svc/9600 Graham Irr	697730 7/26	$ 780.84

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
			Svc/9650 Valley View Irr	080600 7/26	$ 505.45
			Svc/9661 Sorrento Dr Irr	632202 7/26(A)	$ 1,442.82
			Svc/9675 Juanita Irr	408730 7/26(A)	$ 3,237.82
			Svc/9692 Graham Irr	072003 7/26(A)	$ 5,422.55
			Svc/9750 Valley View Irr	970600 7/26	$ 655.90
			Svc/9780 Denni St Irr	722202 7/26(A)	$ 1,448.60
			Svc/9840 Valley View Irr	897730 7/26	$ 714.30
			Svc/9857 Sorrento Dr Irr	832202 7/26(A)	$ 1,917.29
			Svc/9880 Sorrento Dr Irr	132202 7/26(A)	$ 1,494.90
			Svc/9900 Valley View Irr	700600 7/26	$ 188.57
			Svc/9930 Denni Irr	468230 7/26(A)	$ 1,448.60
			Svc/9990 Sorrento Dr Irr	473259 7/26	$ 333.22
			Svc/9992 Sorrento Dr Irr	849024 7/26	$ 67.79
			Svc/9994 Sorrento Dr Irr	922202 7/26	$ 1,791.85
			Svc/Belle Ave and Walker St Irr	282426 7/26	$ 286.92
			Svc/Moody 25' S Canterbury Irr	050830 7/26	$ 159.63
			Svc/Moody 35' N OF Saratoga Irr	438955 7/26	$ 159.63
			Svc/S/E Corner of Orangewood & New Zealand	272232 7/26	$ 200.14
			Svc/S/W Corner of Orangewood & New Zealand	870998 7/26	$ 171.20
71384	110049 - GREAT SCOTT TREE SERVICE INC	$ 51,453.00			
			Svc/Trim Trees(118) 7/20	60462	$ 5,823.50
			Svc/Trim Trees(130) 7/16	60459	$ 6,087.50
			Svc/Trim Trees(168) 7/21/26	60461	$ 8,401.50
			Svc/Trim Trees(183) 7/27	60507	$ 8,799.75
			Svc/Trim Trees(2) 7/28	60511	$ 230.00
			Svc/Trim Trees(31) 7/28	60510	$ 1,932.00
			Svc/Trim Trees(32)	59769	$ 4,296.25
			Svc/Trim Trees(55) 7/22	60464	$ 1,818.00
			Svc/Trim Trees(64) 7/22	60463	$ 3,122.00
			Svc/Trim Trees(67) 7/23	60508	$ 2,630.25
			Svc/Trim Trees(97) 7/17	60460	$ 4,655.25
			Svc/Trim Tress(66) 7/27	60509	$ 3,657.00
71385	1018 - GREEN HALO SYSTEMS INC-WASTETRACKING.COM	$ 5,423.00			
			Svc/Waste Tracking System 7/1/26-6/30/27	6766	$ 5,423.00
71386	488 - HALO BRANDED SOLUTIONS, INC	$ 1,716.25			
			PD Challenge Coins(200) 8/10	9389557	$ 1,716.25
71387	117233 - HOME DEPOT CREDIT SVC-REC #0720	$ 318.61			
			Supplies/Facility Operations/Comm Center 7/16	9522542	$ 36.61
			Supplies/Facility Operations/Comm Center 7/20	5531090	$ 164.66
			Supplies/Facility Operations/Comm Center 7/29	6543998	$ 21.53
			Supplies/Facility Operations/Comm Center 8/3	1544734	$ 59.22
			Supplies/Youth Sports/Comm Center 8/3	1515045	$ 36.59
71388	120000 - INSIGHT PUBLIC SECTOR	$ 206.54			
			PD Sub/Racial & Identity Profiling Act Reporting 7/26	1101414883	$ 206.54

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
71389	122753 - KIMLEY-HORN AND ASSOC INC	$ 17,285.00			
			Svc/Update Safety Element/Open Space-Cypress General Plan 7/31	36790922	$ 17,285.00
71390	1588 - L.N. CURTIS AND SONS-CURTIS BLUE LINE	$ 26.64			
			PD Uniform/NArredondo	INV1097837	$ 26.64
71391	7 - LACAL EQUIPMENT, INC	$ 2,314.45			
			Sweeper Parts 7/20	0453533-IN	$ 2,314.45
71392	122069 - LIEBERT CASSIDY WHITMORE	$ 2,208.50			
			Legal Svc/HR Matter #CY020-00045 7/26	331238	$ 550.00
			Legal Svc/HR Matter #CY020-00047 7/26	331237	$ 1,658.50
71393	1110 - LINE-X OF ORANGE COUNTY	$ 2,062.00			
			Svc/Protective Hood Coating/Unit #633	13227	$ 515.50
			Svc/Protective Hood Coating/Unit #635	13246	$ 515.50
			Svc/Protective Hood Coating/Unit #636	13243	$ 515.50
			Svc/Protective Hood Coating/Unit #638	13224	$ 515.50
71394	112017 - LOS ALTOS TROPHY CAL-LINE INVESTMENTS	$ 39.27			
			Magnetic Name Badges/JMachado/AVelasco/BPeat 8/4	101390	$ 39.27
71395	933 - LSA ASSOCIATES, INC	$ 7,852.50			
			Svc/Environmental Impact Report/Tentative Tract Map/LART 7/26	205820	$ 3,070.25
			Svc/Environmental Review/Melia Homes Lot 14 7/26	205569	$ 4,782.25
71396	111271 - MAR-CO EQUIPMENT CO	$ 1,693.24			
			Sweeper Filters 7/14	217475	$ 568.62
			Sweeper Parts 7/22	217644	$ 1,124.62
71397	578 - MIG-MOORE IACOFANO GOLTSMAN, INC	$ 4,538.75			
			Design/Arnold Cypress Park Rehab 5/1/26-6/30/26	0097714	$ 4,538.75
71398	117056 - MINUTEMAN PRESS LOS ALAMITOS	$ 49.16			
			Svc/Printing/Business Cards/KBolender	48356	$ 49.16
71399	946 - MOVIES BY KIDS-O.C., LLC	$ 646.75			
			Instruct/Hollywood Movie Effects 7/20-7/24	7/24/26	$ 646.75
71400	2633 - NEWPORT EXTERMINATING INC	$ 455.00			
			Svc/Pest Control/Arnold Cypress Park Office 7/26	1062326	$ 25.00
			Svc/Pest Control/City Hall 7/26	1062320	$ 65.00
			Svc/Pest Control/Comm Center 7/26	1062323	$ 60.00
			Svc/Pest Control/Council Chambers 7/26	1062321	$ 60.00
			Svc/Pest Control/Lexington Park Office 7/26	1062327	$ 25.00
			Svc/Pest Control/Library 7/26	1062328	$ 50.00
			Svc/Pest Control/Maint Yard 7/26	1062325	$ 50.00
			Svc/Pest Control/PD 7/26	1062322	$ 60.00
			Svc/Pest Control/Sr Center 7/26	1062324	$ 60.00
71401	672 - O'REILLY AUTO PARTS	$ 2,065.76			
			Credit/Motor Oil	3078-256783	$ (37.70)
			Supplies/Automotive 7/16	3078-257331	$ 34.20
			Supplies/Automotive 7/28	3078-260123	$ 177.78
			Supplies/Automotive 7/29	3078-260346	$ 525.61
			Supplies/Automotive 7/7	3078-255363	$ 684.18

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
			Supplies/Battery Unit #138	3078-257360	$ 307.34
			Supplies/Battery Unit #369	3078-258553	$ 110.44
			Supplies/Motor Oil	3078-256777	$ 37.70
			Supplies/Motor Oil 7/13	3078-256782	$ 226.21
71402	110400 - OC TRAINING MANAGERS ASSOC-OCTMA	$ 100.00			
			PD Dues/Orange County Training Managers Assoc/JC 7/1/26-6/30/27	Dues 2026-27	$ 100.00
71403	1043 - ORANGE COUNTY PUMP CORP	$ 3,086.02			
			Pump Motor/Pond/Willow Park 7/8	157183	$ 1,760.56
			Svc/Repair/Pump Leak/Willow Park 7/8	157184	$ 1,325.46
71404	2171 - PACKWOOD, TIFFINY	$ 256.00			
			Meals/Nasro School Safety Conf 6/28-6/30	Reimb 8/28/26	$ 128.00
			Meals/Nasro School Safety Conf 7/1-7/2	Reimb 8/28/26(A)	$ 68.00
			Meals/OC School Resource Officer Summit 7/13-7/17	Reimb 8/28/26(B)	$ 60.00
71405	129575 - PARKHOUSE TIRE INC	$ 1,586.62			
			Materials/Vehicle Tires 7/29	1020307564	$ 1,586.62
71406	492 - PAUL'S CAR WASH & LUBE CENTER-FIRESTONE HAND WASH	$ 1,464.00			
			Svc/Car Wash/PD/Rec/PW 4/26	2193	$ 601.00
			Svc/Car Wash/PD/Rec/PW 6/26	2195	$ 863.00
71407	2836 - PENA, PAUL	$ 24.00			
			Meals/Firearms/Tactical Riffle Training 7/22-7/23	Reimb 8/28/26	$ 24.00
71408	308 - PENSKE CHEVROLET OF CERRITOS	$ 477.33			
			Material/Vehicle Parts 7/28	315240	$ 477.33
71409	2082 - PERFORMA LABS, INC	$ 5,700.00			
			PD Online Law Enforcement Training 8/1/26-12/31/26	26-1111	$ 5,700.00
71410	937 - PET WASTE ELIMINATOR	$ 215.50			
			Pet Waste Bags 8/11	43534346	$ 215.50
71411	937 - PET WASTE ELIMINATOR	$ 2,155.00			
			Pet Waste Bags 7/14	43527752	$ 2,155.00
71412	2664 - PLACER LABS INC	$ 25,400.00			
			Sub/Location Analystics/Community Development 7/23/26-7/22/27	INUS11317	$ 25,400.00
71413	100870 - POSTMASTER -CYPRESS POST OFFICE	$ 4,547.00			
			Postage/2026 5K Run/Walk/Street Closure Postcards 8/28	8/28/26	$ 4,547.00
71414	2115 - POWERDMS, INC	$ 4,731.05			
			W/C Software Sub/Field Training 7/1/26-6/30/27	INV-160354	$ 4,731.05
71415	109147 - QUINN COMPANY	$ 831.27			
			Supplies/Pump Station #6 6/25	PC811053048	$ 831.27
71416	489 - REGALADO, NATHAN	$ 517.50			
			Meals/Parking/Traffic Collision Investigation Training 7/19-7/24	Reimb 8/28/26	$ 287.50
			Meals/Parking/Traffic Collision Investigation Training 7/26-7/31	Reimb 8/28/26(A)	$ 230.00
71417	2233 - REYES, BRIANNA	$ 196.00			
			Meals/Nasro School Safety Conf 6/28-6/30	Reimb 8/28/26	$ 128.00
			Meals/Nasro School Safety Conf 7/1-7/2	Reimb 8/28/26(A)	$ 68.00
71418	2230 - RINGCENTRAL INC	$ 189.23			
			Sub/Profession Services/Notifications	INVA844966345	$ 189.23

City of Cypress
Payment Register
08/08/26-09/04/26

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
71419	112104 - RIVERSIDE COUNTY SHERIFF'S DEPT-BCPSTC	$ 347.18			
			Reg/Driver Training/SReed/NTicorat	PD Reg 9/10	$ 347.18
71420	130231 - RSG, INC ROSENOW SPEVACEK GROUP INC	$ 7,486.50			
			Consult/Loan Processing/BPark & SPark 7/26	15941	$ 1,538.00
			Consult/Loan Processing/JBaik 7/26	15942	$ 1,538.00
			Consult/Loan Processing/MSohng 7/26	15943	$ 1,538.00
			Svc/Affordable Housing Application Review/Citrus Square 7/26	15924	$ 62.50
			Svc/Affordable Housing Review/5372 Lincoln 7/26	15925	$ 62.50
			Svc/Housing Consulting 7/26	15940	$ 2,747.50
71421	129917 - RUTAN & TUCKER	$ 39,905.00			
			Legal Svc/Housing 4/26	1070237	$ 125.00
			Legal Svc/Land Use/LARC 3/26	1070236	$ 4,420.00
			Legal Svc/Land Use/LARC 4/26	1070238	$ 4,810.00
			Legal Svc/Land Use/LARC 5/26	1070239	$ 9,100.00
			Legal Svc/Land Use/LARC 6/26	1070240	$ 21,450.00
71422	106893 - SAFESHRED	$ 50.00			
			W/C Svc/Shredding 7/26	373862	$ 50.00
71423	1524 - SEKI, NISHIMURA & WATASE, LLP	$ 1,760.00			
			Legal Svc/HR Matter 7/26	41626	$ 1,760.00
71424	2838 - SEPULVEDA, ADRIANA	$ 24.00			
			Meals/Firearms/Tactical Riffle Training 7/22-7/23	Reimb 8/28/26	$ 24.00
71425	1982 - SITEIMPROVE, INC	$ 9,408.06			
			Svc/Website Accessibility 8/2/26-8/1/27	USI-00013351	$ 9,408.06
71426	939 - SKYHAWKS SPORTS ACADEMY, INC	$ 5,460.00			
			Instruct/Basketball/Multi-Sport 6/19-6/30	6/30/26(A)	$ 1,091.15
			Instruct/Basketball/Multi-Sport 7/1-8/8	8/8/26	$ 2,182.25
			Instruct/Soccer 6/24-6/30	6/30/26	$ 312.37
			Instruct/Soccer 7/1-8/5	8/5/26	$ 1,874.23
71427	2837 - SORENSON, COLE	$ 24.00			
			Meals/Firearms/Tactical Riffle Training 7/22-7/23	Reimb 8/28/26	$ 24.00
71428	1591 - SOUTHERN CALIFORNIA NEWS GROUP	$ 528.84			
			Pub Notice/Election 7/7/26	11801581	$ 528.84
71429	122862 - STEVEN ENTERPRISES INC	$ 966.52			
			Plotter Ink Cartridges/Comm Center 8/17	73820	$ 966.52
71430	588 - THE COUNSELING TEAM INTERNATIONAL	$ 2,100.00			
			W/C Svc/Employee Counseling 7/26	INV110525	$ 1,050.00
			W/C Svc/Employee Counseling 8/26	INV110823	$ 1,050.00
71431	105052 - TOPAZ ALARM CORP.	$ 105.00			
			Monitor Pumps 7/26	148888	$ 105.00
71432	111260 - TRACKER PRODUCTS	$ 10,140.96			
			PD Sub/Barcode System 7/21/26-7/20/27	TPINV-005368	$ 10,140.96
71433	1141 - TRAUMA INTERVENTION PROGRAMS, INC	$ 6,506.00			
			PD Svc/Traumatic Event Victim Support 7/1/26-6/30/27	6398	$ 6,506.00

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Payment Register
08/08/26-09/04/26

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
71434	1139 - UNIFIRST CORP	$ 1,479.95			
			Safety Jackets/Maint 8/26	2190539435	$ 495.31
			Uniforms/Mats/Towels 6/26	6/26	$ 984.64
71435	100308 - UNITED MAINTENANCE SYSTEMS	$ 8,500.00			
			Svc/Custodial/Arnold Cypress Park Restrooms 7/26	16278(A)	$ 1,250.00
			Svc/Custodial/Lexington Park Restroom 7/26	16278(B)	$ 1,250.00
			Svc/Custodial/Park Restrooms(5) 7/26	16278	$ 6,000.00
71436	2240 - UNIVERSAL WASTE SYSTEMS	$ 700.00			
			Svc/Porta-Potties/Nature Park 7/26	0004854301	$ 300.00
			Svc/Porta-Potties/PD 5/12-5/22	0004711275	$ 400.00
71437	2089 - VAZQUEZ, JORGE M GREASE AWAY	$ 1,200.00			
			Svc/Clean Exhaust Hood/Comm Center 7/17	3567	$ 600.00
			Svc/Clean Exhaust Hood/Sr Center 7/17	3568	$ 600.00
71438	1992 - VOORHEES, RONDA	$ 640.25			
			Instruct/Piano 7/21-8/11	8/11/26	$ 640.25
71439	2142 - VRC COMPANIES, LLC VITAL RECORDS HOLDINGS, LLC	$ 1,001.59			
			Off-Site Records Storage/Retrieval 7/26	6718626	$ 520.07
			Off-Site Records Storage/Retrieval 8/26	6855464	$ 481.52
71440	1962 - WEX HEALTH INC	$ 94.00			
			Admin Fee/FSA 7/26	0002434462-IN	$ 94.00
71441	130186 - WILLDAN FINANCIAL SERVICES	$ 1,140.00			
			Svc/Park Impact Fee Study 7/26	010-67038	$ 1,140.00
71442	2777 - WIRELESS CCTV LLC	$ 1,790.29			
			PD Lease/Mobile CCTV Trailer 7/28-8/24	129218	$ 1,790.29
71443	2284 - WURSTHORN, JOSHUA	$ 12.00			
			Meals/2011 Pistol Course 6/18	Reimb 8/28/26	$ 12.00
71444	2891 - XENTEGRA, LLC	$ 3,288.65			
			Software/Digital Persona/Two-Factor Authentication9/1/26-8/31/27	INV-009220	$ 3,288.65
71445	2044 - YOUTH EVOLUTION ACTIVITIES	$ 768.95			
			Instruct/Youth Basketball 7/27-7/31	7/31/26	$ 768.95
71446	1974 - YUNEX LLC	$ 23,217.12			
			Repair/Traffic Signal Pole/Knockdown/Valley View & Katella 7/30	5610009064	$ 10,170.60
			Repair/Traffic Signals 7/26	5610009063	$ 7,397.28
			Svc/Street Light Survey 7/26	90010844	$ 267.54
			Traffic Signal Maint 7/26	90010903	$ 5,381.70
71447	2450 - Z3 SAFETY ACME WORKPLACE SAFETY	$ 125.00			
			Supplies/First Aid/Maint Yard 7/24	INV-11692	$ 125.00
71448	0 - BOGNOT, KRYSTLE	$ 100.00			
			Refund/Facility Deposit/Contract #12074	Rfd 8/28/26	$ 100.00
71449	0 - BRYANS, LINDA	$ 300.00			
			Refund/Facility Deposit/Contract #12340	Rfd 8/28/26	$ 300.00
71450	0 - BURKEN, WILLIAM	$ 500.00			
			Refund/Recycling Deposit/CDD-26-216/5003 Evergreen Ave	Rfd 8/28/26	$ 500.00

City of Cypress
Payment Register
08/08/26-09/04/26

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
71451	0 - IVANOFF WEALTH MANAGEMENT	$ 500.00			
			Refund/Facility Deposit/Contract #11830	Rfd 8/28/26	$ 500.00
71452	0 - MILO, ROMY	$ 300.00			
			Refund/Facility Deposit/Contract #12345	Rfd 8/28/26	$ 300.00
71453	0 - MOSLEY INSURANCE & FINANCIAL SERVICES	$ 300.00			
			Refund/Facility Deposit/Contract #12278	Rfd 8/28/26	$ 300.00
71454	0 - PARKSIDE ROOFING	$ 500.00			
			Refund/Recycling Deposit/CDD-26-243/10552 Tammy St	Rfd 8/28/26	$ 500.00
71455	0 - PATEL, PANKAJ	$ 300.00			
			Refund/Facility Deposit/Contract #12272	Rfd 8/28/26	$ 300.00
71456	0 - PHAM, PATTY	$ 13.00			
			Refund/Volleyball 10/4	Rfd 8/28/26	$ 13.00
71457	0 - REYES, NANCY	$ 300.00			
			Refund/Facility Deposit/Contract #11911	Rfd 8/28/26	$ 300.00
71458	0 - SESON, ADAM	$ 300.00			
			Refund/Facility Deposit/Contract #12023	Rfd 8/28/26	$ 300.00
71459	0 - SUPERIOR CONTRACTOR CORPS	$ 1,000.00			
			Refund/Recycling Deposit/CDD-23-57/9450 Rosemarie Ct	Rfd 8/28/26	$ 1,000.00
71460	0 - SYCAMORE CREEK COMMUNITY CHARTER SCHOOL	$ 50,000.00			
			Refund/Recycling Deposit/CDD-25-22/4323 Cerritos Ave	Rfd 8/28/26	$ 50,000.00
71461	0 - TUANQUIN, ZY	$ 100.00			
			Refund/Facility Deposit/Contract #12361	Rfd 8/28/26	$ 100.00
71462	0 - YOON, JOSEPHINE	$ 100.00			
			Refund/Facility Deposit/Contract #11551	Rfd 8/28/26	$ 100.00
71463	0 - YOON, JOSEPHINE	$ 100.00			
			Refund/Facility Deposit/Contract #11835	Rfd 8/28/26	$ 100.00
71331	129595 - VERIZON WIRELESS - CA	$ (73.08)			
			Void/Svc/Rec Cell	6148927012 7/26	$ (73.08)
71032	2385 - MAD SCIENCE THE JAY PARTICLE LLC	$ (1,170.00)			
			Void/Instruct/Robo Racers 6/22-6/26	6/26/26	$ (1,170.00)
Total EFTs		$ 924,364.40			$ 924,364.40
Total Warrants		$ 1,886,702.69			1,886,702.69
Transfer to Payroll (W1590)		$ 904,412.83	Payroll 07/31/26-08/14/26		904,412.83
Transfer to Payroll (W1591)		$ 857,370.53	Payroll 08/14/26-08/28/26		857,370.53
Grand Totals		$ 4,572,850.45			$ 4,572,850.45

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **7.**

FROM: Alicia Velasco, Director of Community Development

DATE: 09/22/2026

SUBJECT: **Orange County Grand Jury Response Letters**

RECOMMENDATION

Authorize the Mayor to sign the attached responses to the Orange County Grand Jury reports for submission to the Presiding Judge of the Orange County Superior Court.

DISCUSSION

On May 19, 2026, the Orange County Grand Jury released a report titled Wildfires Hit Home. On May 27, 2026, the Grand Jury released a second report titled California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods.

California Penal Code sections 933 and 933.05 require the governing body of a public agency reviewed by the Grand Jury to respond to the findings and recommendations pertaining to matters under its control. The response must generally be submitted to the presiding judge of the Superior Court within 90 days after the Grand Jury submits its report.

Staff reviewed both reports and prepared draft response letters addressing each finding and recommendation to which the City is required to respond. The reports and proposed responses are attached for the City Council's consideration. It is recommended that the City Council approve the responses and authorize the Mayor to sign the letters on its behalf.

Because the original response deadlines fell during the City Council's summer recess, the City requested and received extensions. The response to Wildfires Hit Home is due November 19, 2026, and the response to California Housing Mandates is due November 27, 2026.

BUDGET IMPACT

None.

LEGAL REVIEW

the City Attorney has reviewed this staff report and attachments.

APPROVED BY: Shannon DeLong, City Manager

Attachments

OCGJ Report Wildfires Hit Home
OCGJ Report Wildfires Hit Home City Response
OCGJ Report Housing Mandates
OCGJ Report Housing Mandates City Responses









Wildfires Hit Home

Orange County Grand Jury 2025-2026

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SUMMARY

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

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

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

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

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

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

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

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

BACKGROUND

California's Wildfire Crisis and Insurance Impact

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

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

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

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

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

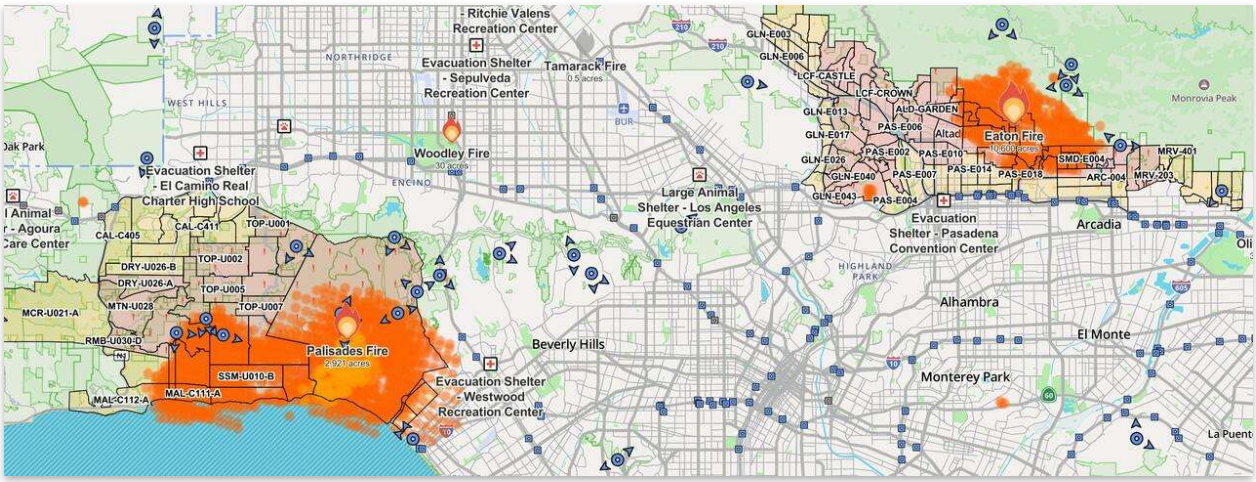


Figure 1 Map of Eaton and Palisades Fires in January 2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REASON FOR STUDY

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

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

METHOD OF STUDY

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

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



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

INVESTIGATION AND ANALYSIS

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

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

Shared Responsibility for Reduction of Wildfire and Insurance Risk

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

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

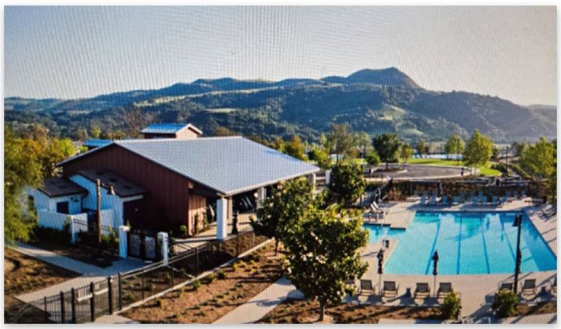


Figure 2 Shared responsibility for risk reduction in wildland-urban interface areas

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

Wildland-Urban Interface

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



Source: RanchoMissionViejo.com

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

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

The Wildland-Urban Interface Fire Problem

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

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

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

Wildland-Urban Interface Fire Disaster and Suburban Conflagration

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

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

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

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

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

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

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



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

Home Ignition Zone and Home Ignition Potential

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

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

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

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

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



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

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

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

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

Benefits of Reducing Home Ignition Potential Can Exceed Costs

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

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

Office of the State Fire Marshal Fire Hazard Severity Zone Mapping

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

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

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

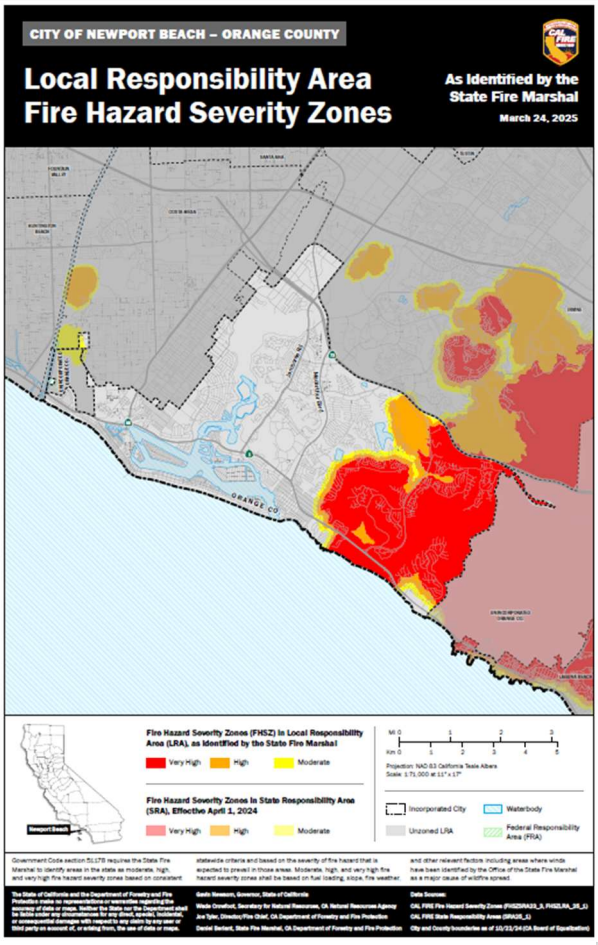


Figure 4 Example of an Orange County City LRA Fire Hazard Severity Zone Map

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

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

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

How Fire Hazard Severity Zone Maps Impact Homeowners

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

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

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

California Wildland-Urban Interface Code Effective January 1, 2026

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

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

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

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

Defensible Space Requirements and the New Ember-Resistant Zone 0

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

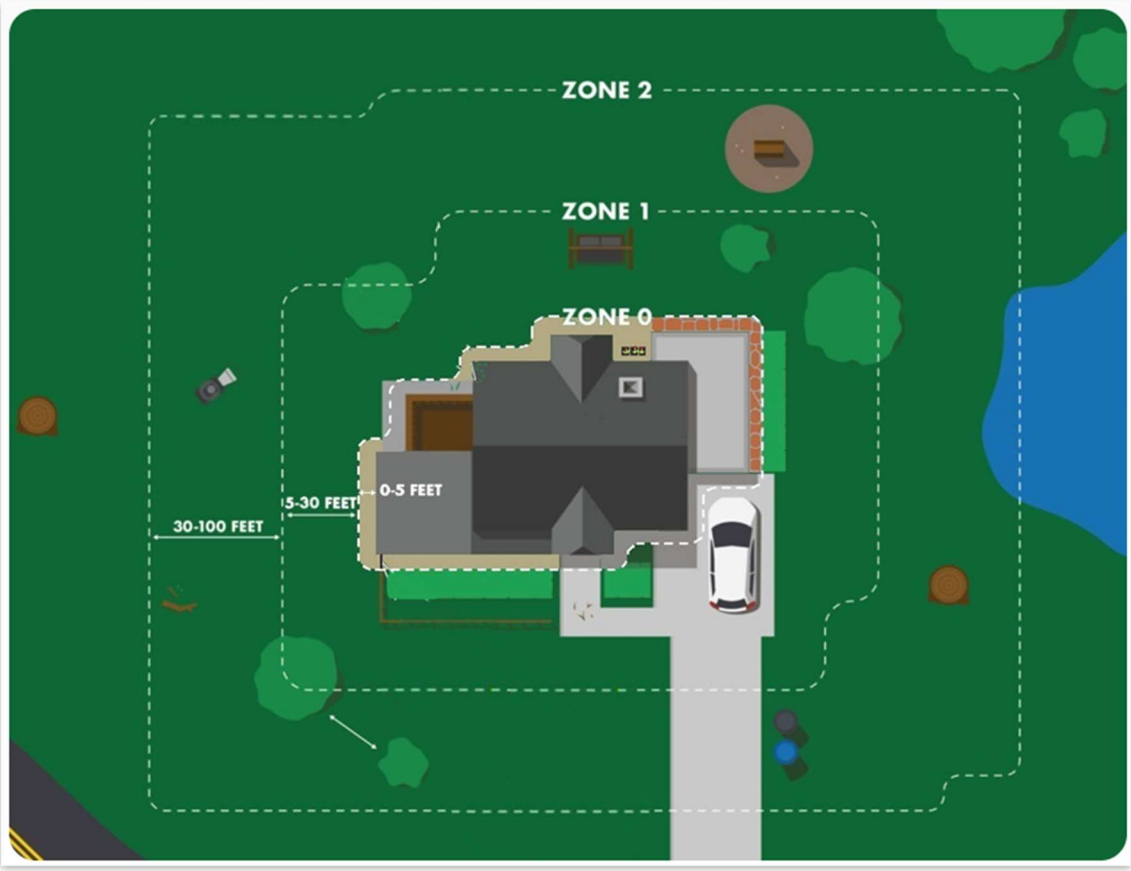


Figure 5 Board of Forestry and Fire Protection Defensible Zones 0, 1, and 2

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

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

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

AB38 Defensible Space Compliance Documentation and Disclosure

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

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

California Homeowners Insurance Crisis

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

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

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

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

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

Unabated Growth of the California FAIR Plan

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

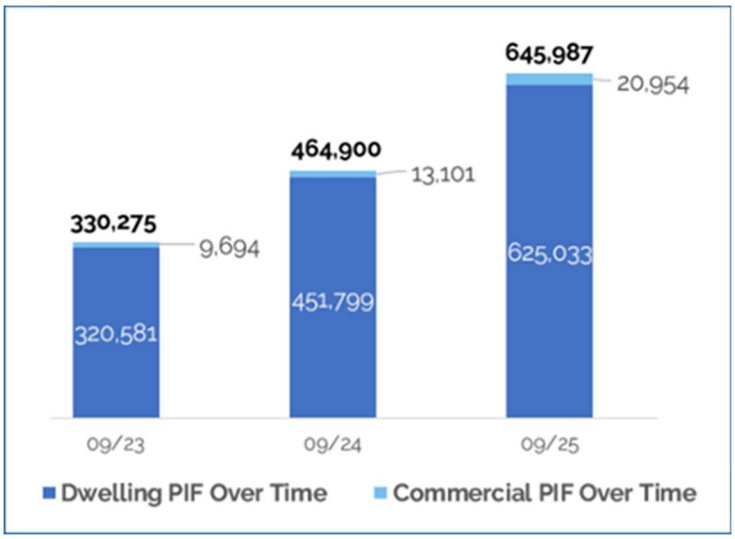


Figure 6 Total FAIR Plan Dwelling and Commercial Policies Have Increased, September 2023 to September 2025

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

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

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

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

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

Insurance Relief for Homeowners: Safer from Wildfires Insurance Regulation

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

Safer from Wildfires: Community-Level Wildfire Risk Mitigation

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

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

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

Safer from Wildfires: Property-Level Wildfire Risk Mitigation

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

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

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

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

Safer from Wildfires: Property-Level Building Hardening Measures

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

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

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

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

Safer from Wildfires: Optional Factors

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

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

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

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

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

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

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

Our Shared Responsibilities

Orange County Fire Authority (OCFA)

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

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

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

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

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

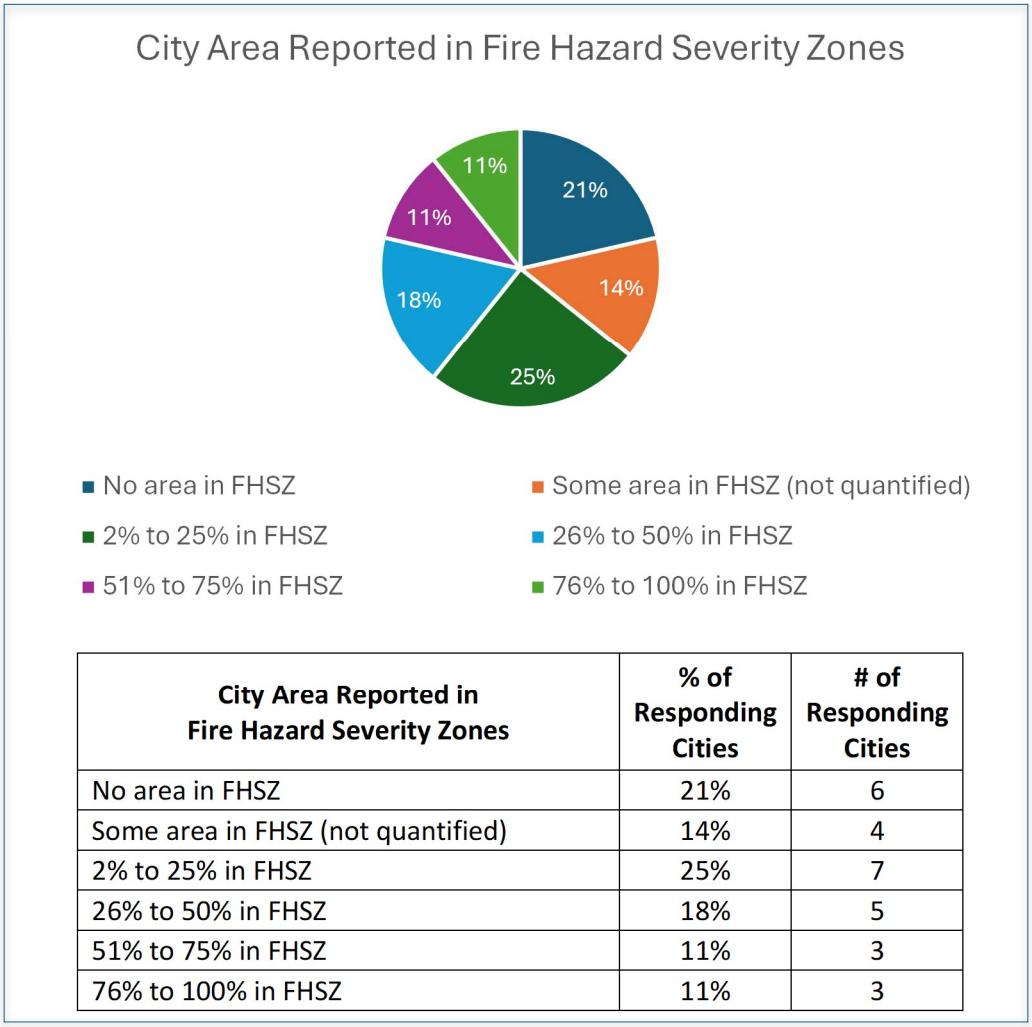
home assessment tool[55] that covers the basics of both home hardening and defensible space principles. The online assessment tool guides the homeowner through a series of questions and ends with the opportunity to receive an emailed report providing recommendations for fire mitigation strategies. Before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

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

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

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

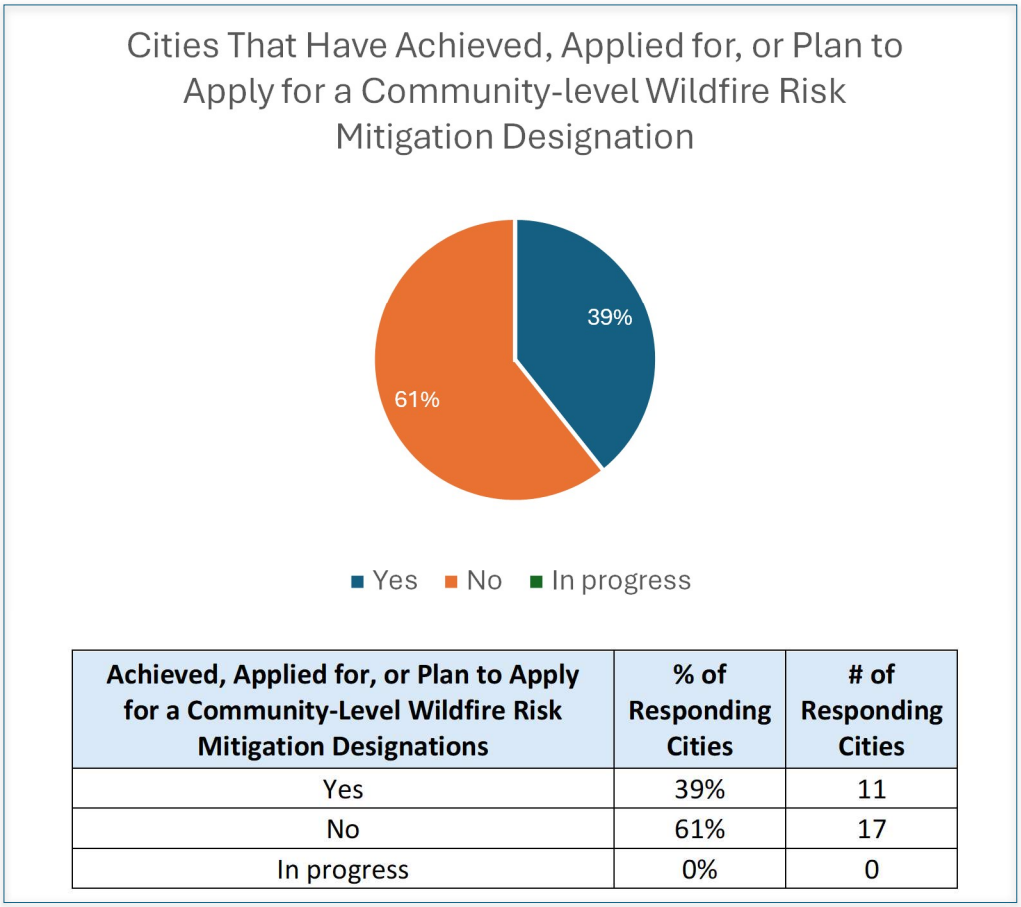
[55] Orange County Fire Authority. Home Assessment Tool. https://ocfa.org/ready-set-go/home-assessment/. Accessed February 24, 2026.



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

Figure 7 City Area Reported in Fire Hazard Severity Zones

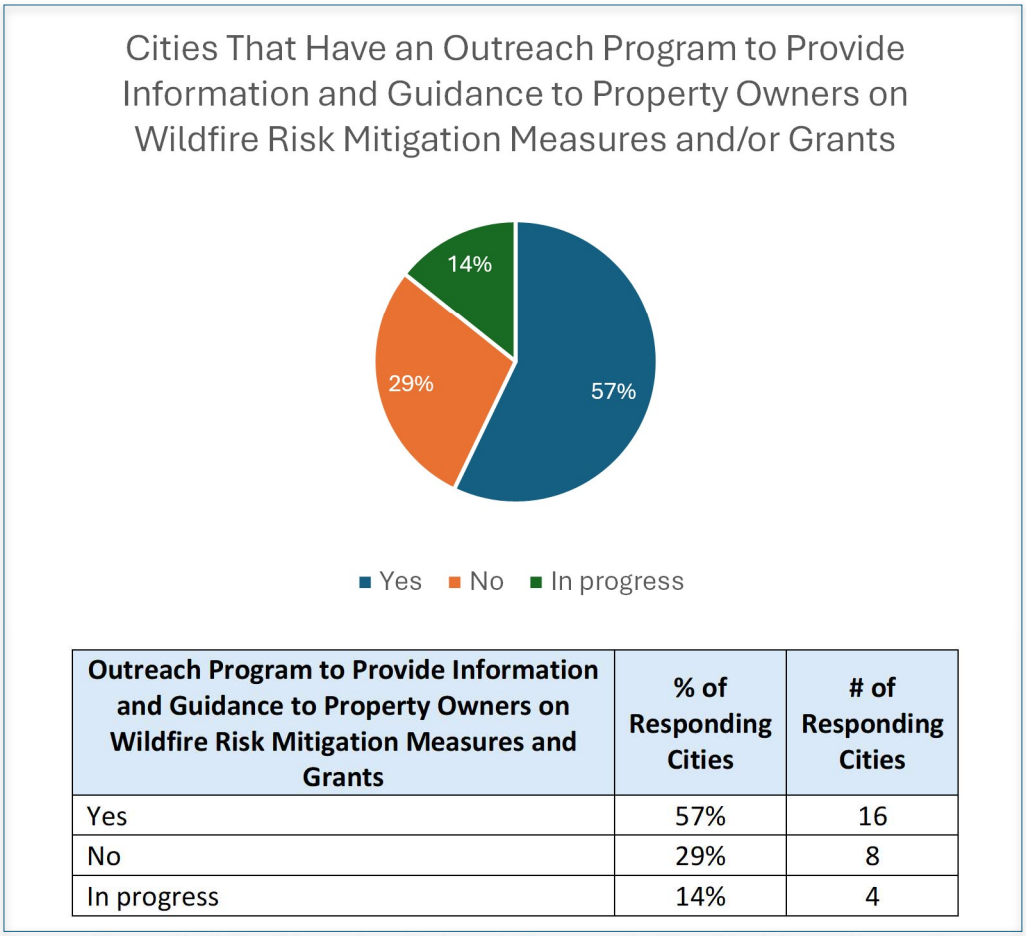
11 of 28 responding cities reported having achieved or have applications pending approval for community-level wildfire risk mitigation designations. Achievement of community-level wildfire risk mitigation designations is a significant way local governments, local fire departments, unincorporated areas,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



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

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

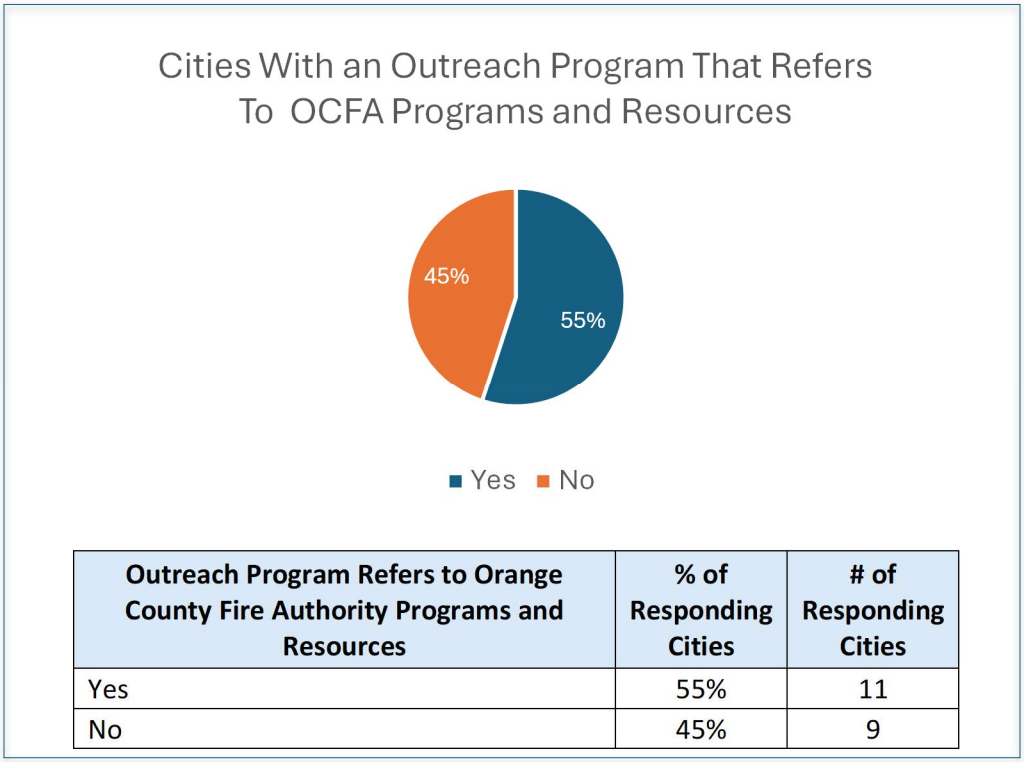
16 of 28 responding cities reported having an outreach program that provides information and guidance to property owners on wildfire risk mitigation measures and grant programs. A summary of the survey results on cities reporting whether they have these outreach programs in place are shown at Figure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



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

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

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



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

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

Orange County Homeowners Associations Play an Important Role

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

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

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

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

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

Homeowners are Responsible for Reducing Home Ignition Potential

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

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

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

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

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

FINDINGS

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

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

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

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

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

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

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

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

RECOMMENDATIONS

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

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

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

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

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

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

COMMENDATIONS

Yorba Linda Water District

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



Source: 2025-2026 Grand Jury

Newport Beach Fire Department

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

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

REQUIRED RESPONSES

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

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

§933

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

§933.05.

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

(1) The respondent agrees with the finding.

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

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

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

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

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

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

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

The Orange County Grand Jury requires the following responses:

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

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

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

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

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

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

Acronyms

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

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

Glossary

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

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

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Appendix A

CAL FIRE Wildfire Data

Top 20 Deadliest California Wildfires

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

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

7/25/2025

Source: CalFire Redbook Data

Figure 11 Top 20 Deadliest California Wildfires

Top 20 Most Destructive California Wildfires

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

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

7/25/2025

Source: CalFire Redbook Data

Figure 12 Top 20 Most Destructive California Wildfires

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

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

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

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

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

Figure 14 Orange County Wildfires by Size

Appendix B

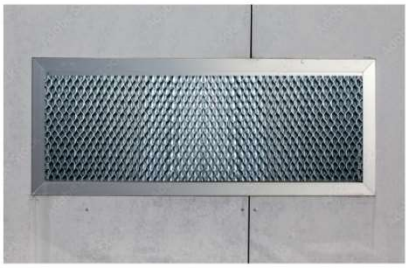
Safer from Wildfires Flyer



Figure 15 Safer from Wildfires Flyer, Page 1

3 Ways to Get Started with Safer from Wildfires

Don't know where to start? Here are 3 low-cost steps you can take today.



Keep embers out
Installing 1/16 to 1/8 inch noncombustible, corrosion-resistant metal mesh screens over attic vents can keep wind-blown embers out of your house.



Clear the first 5 feet
Removing greenery and replacing wood chips with stone or decomposed granite 5 feet around your home prevents fire from getting a foot in the door.



Be safer together
With Firewise USA, communities as small as 8 dwelling units or as big as 2,500 can create an action plan and start being safer together. Firewise USA is a nationally recognized program with proven results, sponsored by the National Fire Prevention Association.

Do more, save more

Every action under Safer from Wildfires will qualify you for an insurance discount. By doing more, you can save more.

- Class A fire-rated roof
- 5-foot ember-resistant zone around the structure
- Noncombustible 6 inches at the bottom of walls
- Ember- and fire-resistant vents
- Double pane windows or added shutters
- Enclosed eaves
- Cleared vegetation and debris from under decks
- Move sheds and outbuildings at least 30 feet away
- Trim trees and remove brush in compliance with state and local defensible space laws
- Neighborhoods can form a Firewise USA community
- Cities, counties, and local districts can become certified as a Fire Risk Reduction Community

Scan to find more resources

Figure 16 Safer from Wildfires Flyer, Page 2

Appendix C

Fire Hazard Severity Zone Map of Orange County

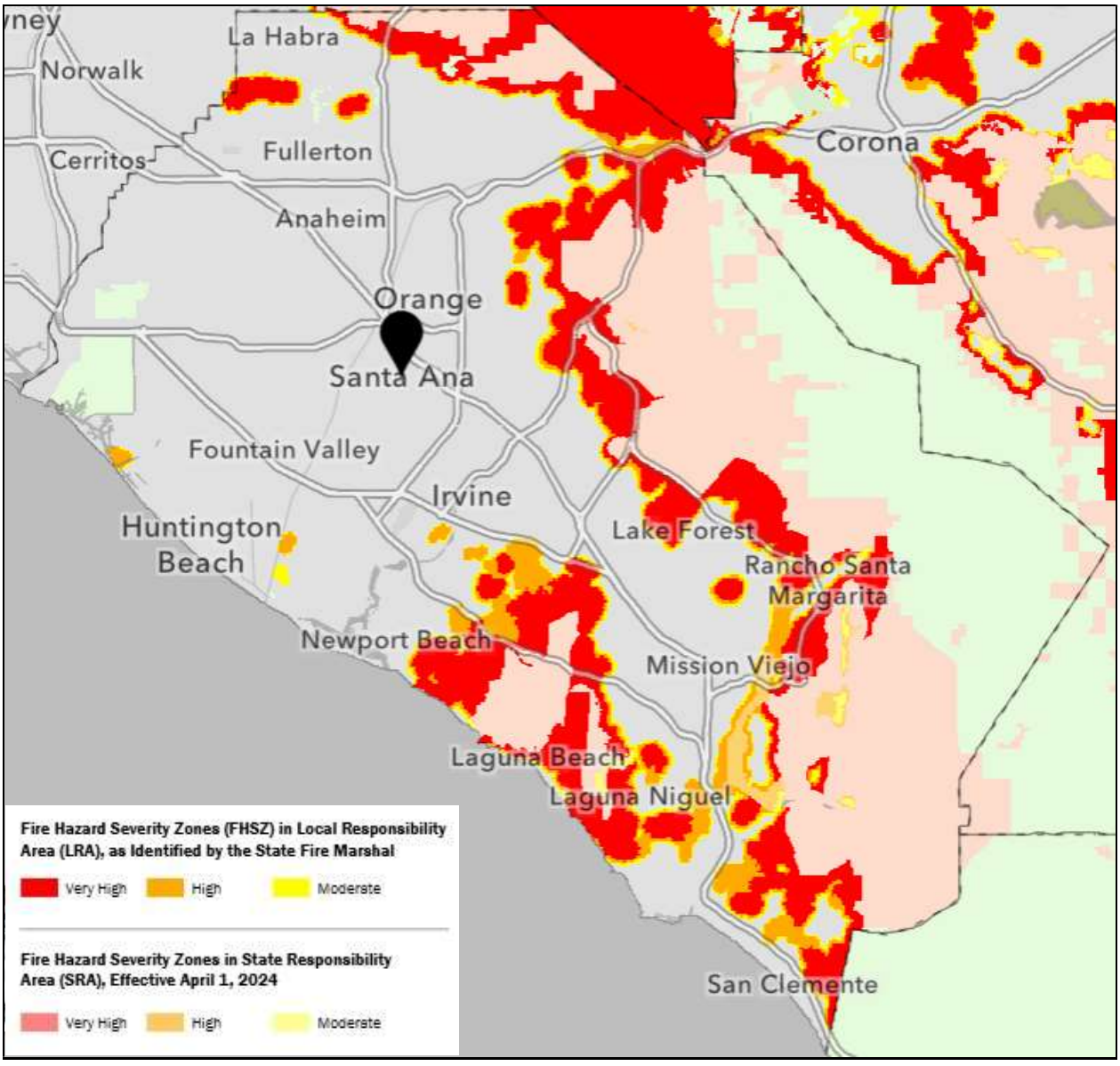
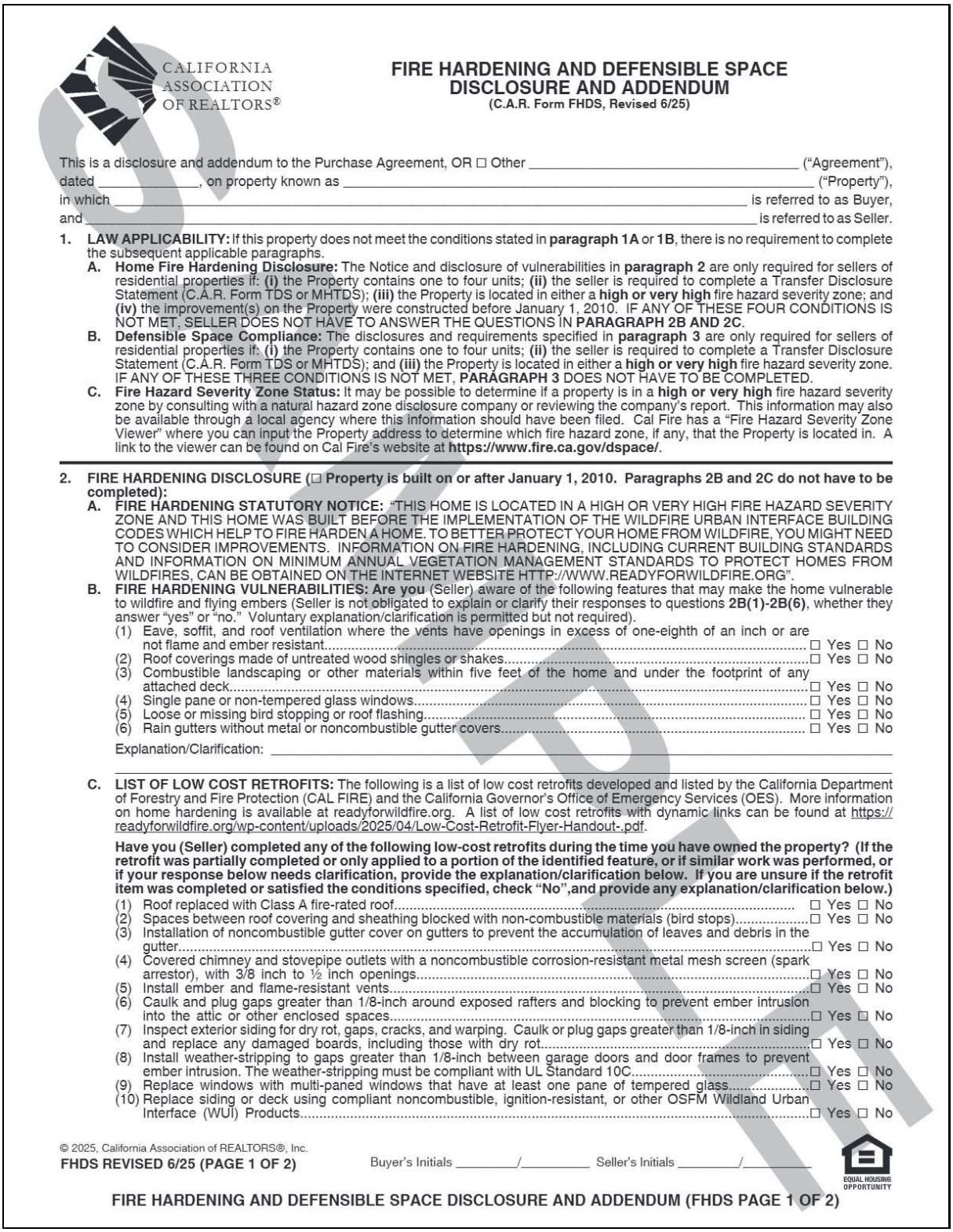


Figure 17 Fire Hazard Severity Zone Map of Orange County

Appendix D



CALIFORNIA ASSOCIATION OF REALTORS®

FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM
(C.A.R. Form FHDS, Revised 6/25)

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

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

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

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

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

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

DRAFT

Figure 18 Fire Hardening and Defensible Space Disclosure, Page 1

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

Explanation/Clarification: _____

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

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

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

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

Seller _____ Date _____
Seller _____ Date _____

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

Buyer _____ Date _____
Buyer _____ Date _____

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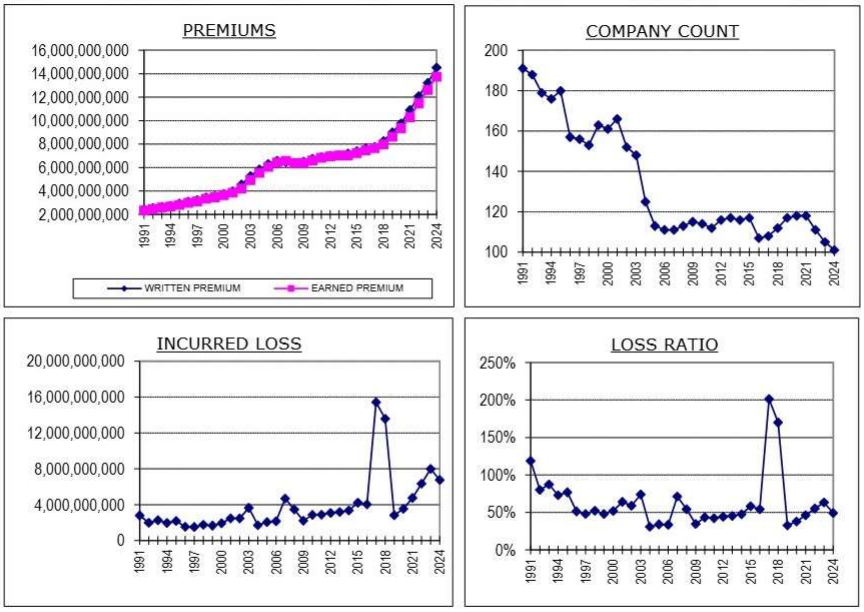
Figure 19 Fire Hardening and Defensible Space Disclosure, Page 2

Appendix E

California Department of Insurance Data

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

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



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

California Department of Insurance

Rate Specialist Bureau - April 30, 2025

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

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

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

Source: California Department of Insurance

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

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

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

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

Appendix F

OCFA and Covered Cities



Figure 23 Orange County Fire Authority Covered Cities

Orange County Fire Jurisdictions

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

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

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

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

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

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

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

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

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

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

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

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

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

DIAL 911 FOR EMERGENCY SERVICES

Figure 24 Orange County Fire Jurisdictions

Appendix G

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

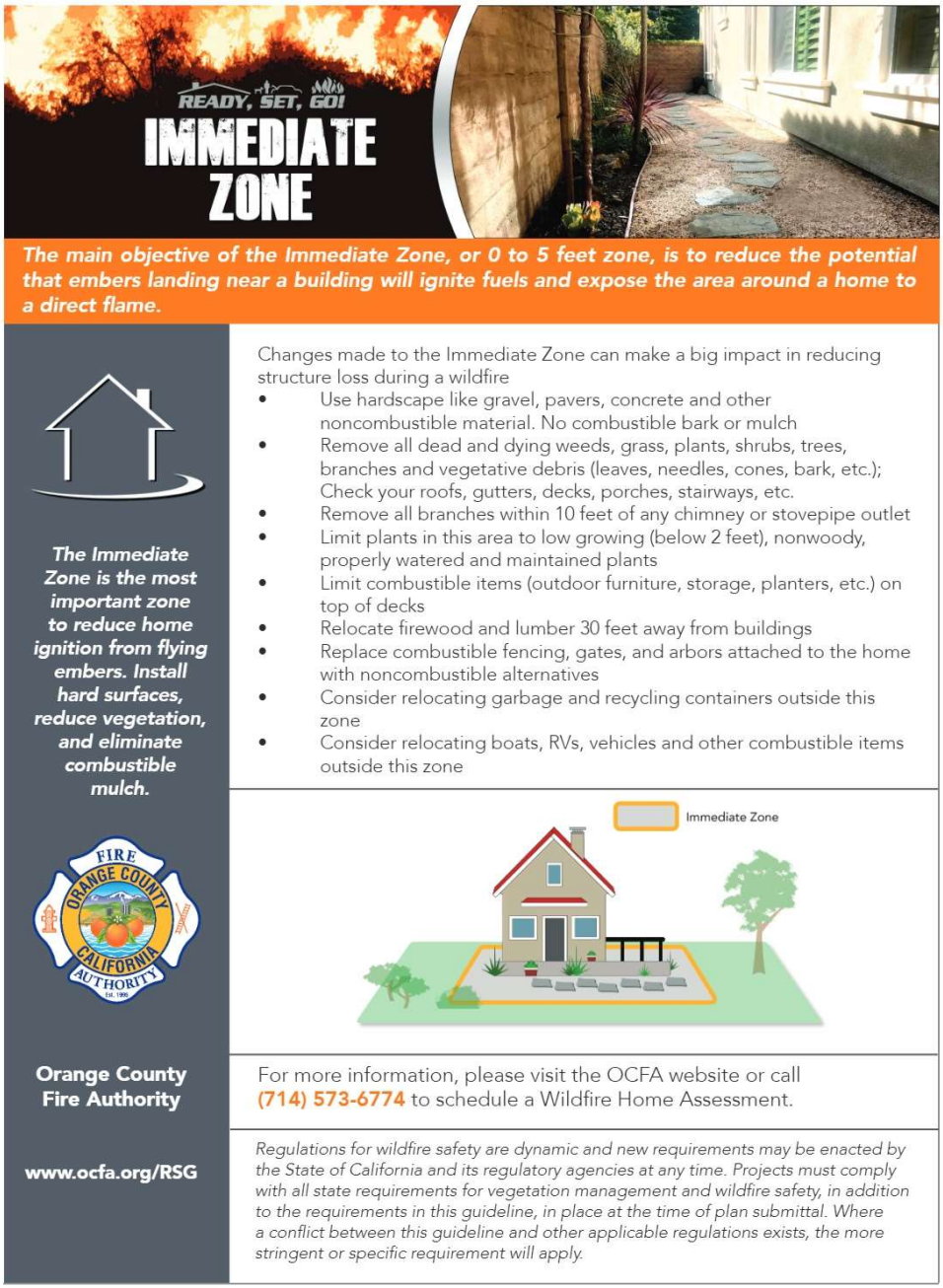


Figure 25 Ready, Set Go! Flyer for Immediate Zone



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



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

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

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

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

Orange County Fire Authority

www.ocfa.org/RSG

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

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

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

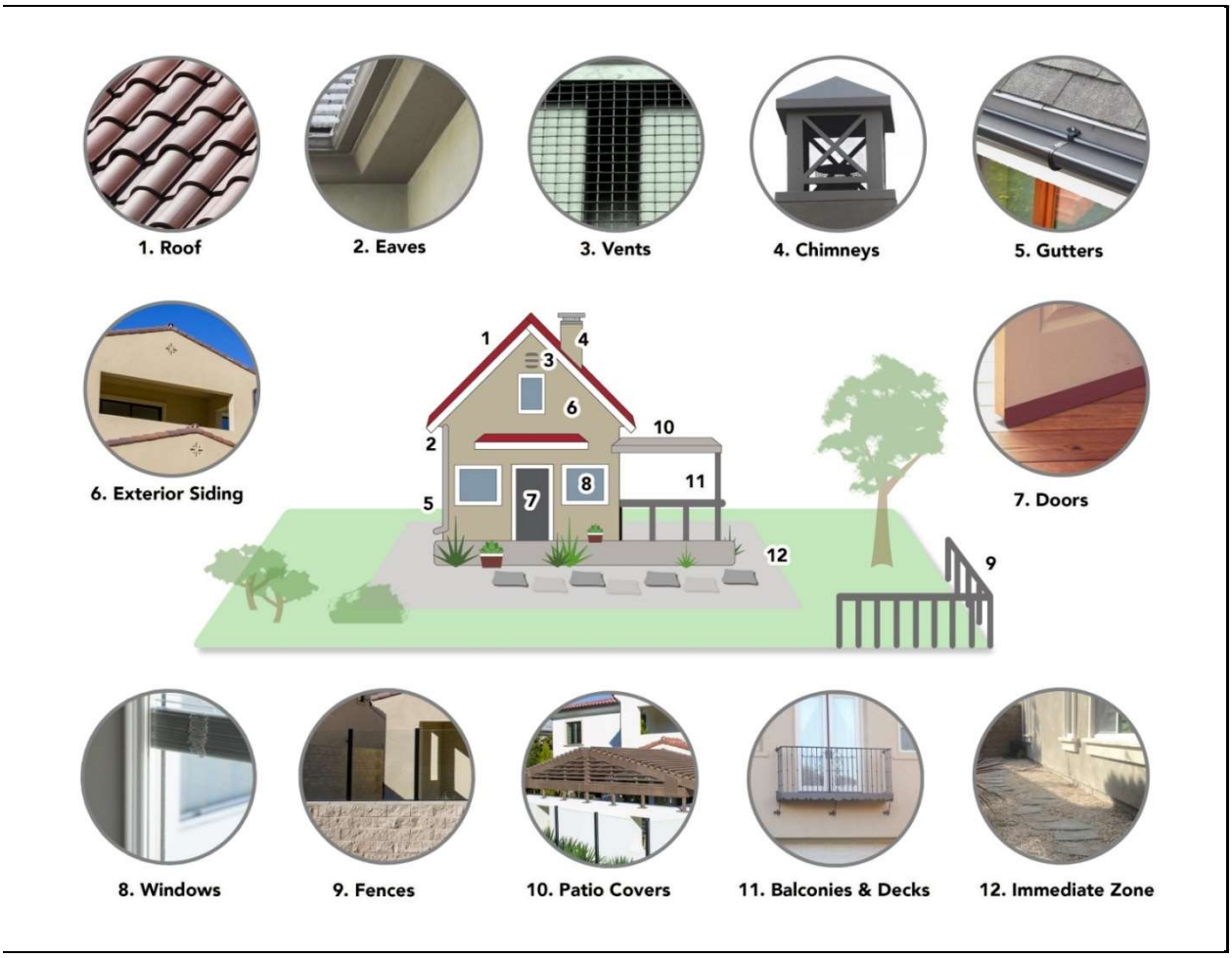


Figure 28 Ready, Set, Go! Flyer for Home Hardening, Page 2



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

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

Orange County Fire Authority

www.ocfa.org/RSG

Removal:

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

Reduction:

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

Replacement:

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

Resistant:

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

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

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

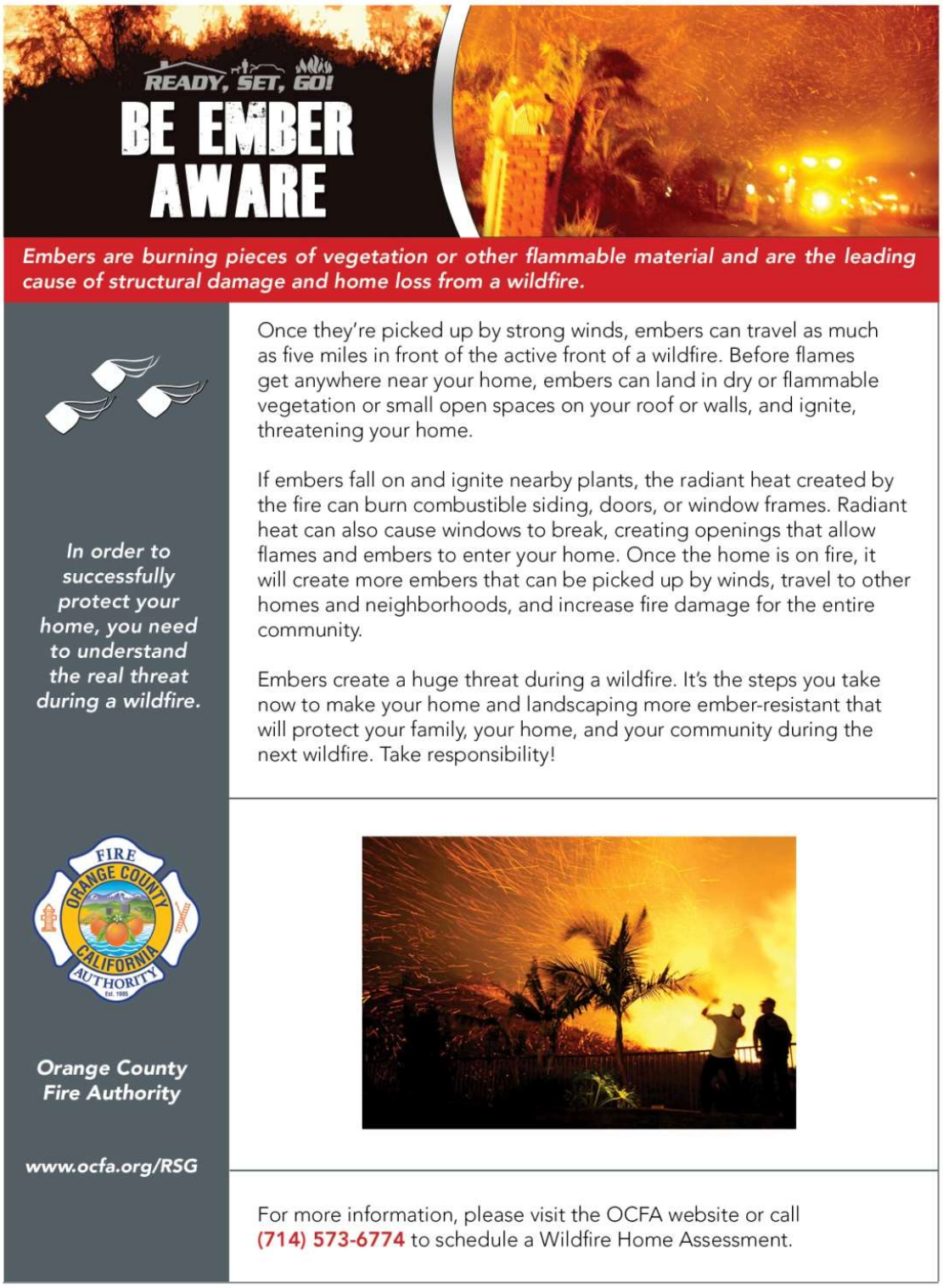


Figure 30 Ready, Set, Go! On Be Ember Aware



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

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

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

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

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

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

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

Orange County Fire Authority

www.ocfa.org/RSG

To schedule your FREE Home Assessment:



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

Wildfire Home Risk Assessment

Are You READY?

READY! SET! GO!

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

Home

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

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

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

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

TOTAL SCORE _____

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

Consultation Performed by:

Name: _____

Phone: _____

Date: _____

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

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

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

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

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

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

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

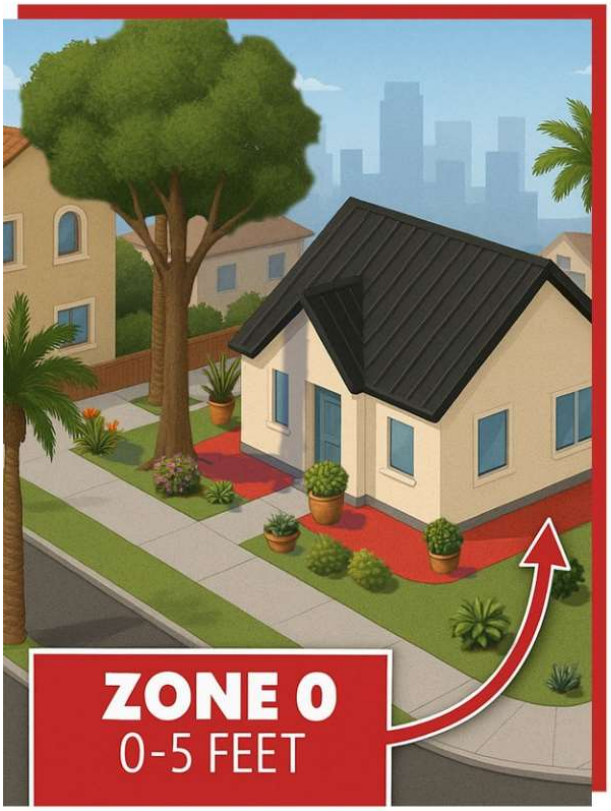
[1] For some homeowners, these recommendations may be requirements of the fire code. If the property is near a wildland area and is subject to a Defensible Space inspection, this is not just a recommendation, but a requirement and subject to a Wildland Inspection Notice.

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

ZONE 0 AT-A-GLANCE

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

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



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

ZONE 0 GUIDELINES

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

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

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



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

ZONE 0 AT-A-GLANCE

THE SCIENCE BEHIND ZONE 0

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

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

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



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

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

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

Links

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

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

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

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

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

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

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

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

CITY of CYPRESS
5275 Orange Avenue, Cypress, California 90630 • 714-229-6700 • cypressca.org

September 22, 2026

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

City of Cypress Response – Wildfires Hit Home

Dear Honorable Judge Hanson,

The City of Cypress has received and reviewed the above-reference Grand Jury Report. In accordance with the Grand Jury's request, the City of Cypress respectfully submits the following response.

Findings:

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

The City partially agrees with the finding. The City of Cypress agrees that more frequent and severe wildfires are occurring within the State of California, however the City lacks the specific data and analysis regarding homeowner's insurance premiums to agree or disagree with that portion of the finding.

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

The City agrees with the finding. The City's response was developed after review of the OCFA response to the OCGJ Report Wildfires Hit Home report.

Leo Medrano, *Mayor*

Kyle Chang, *Mayor Pro Tem* - **David Burke,** *Council Member* - **Bonnie Peat,** *Council Member* - **Rachel Strong Carnahan,** *Council Member*

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

The City agrees with the finding. The City's response was developed after review of the OCFA response to the OCGJ Report Wildfires Hit Home report.

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

The City partially agrees with the finding. While the City of Cypress agrees that community-level and property-level wildfire risk mitigation designations lessens wildfire risk, the City does not have the data to evaluate the impact of those designations on insurance premium costs.

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

The City agrees with the finding.

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

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

<u>Recommendations:</u>

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

The recommendation has not yet been implemented. The City of Cypress will actively support OCFA if the County of Orange elects to move forward with the recommended County-wide event.

R4. By December 31, 2026, to ensure city residents are engaged and aware of wildfire risk reduction resources, OCFA member and non-member cities should provide information,

develop their own outreach program, and establish a direct contact person(s) for their residents. This is in addition to whatever referrals or references made to OCFA outreach programs. [F1, F2, F3, F4, F5, F6]

The recommendation will be implemented in coordination with OCFA. The City will coordinate with OCFA to provide information and other risk reduction resources as appropriate. The City's Building Official will serve as the point of contact for residents and provide referrals to OCFA or other applicable resources.

The City of Cypress would like to thank the Grand Jury for addressing this issue. Should you have any questions or need additional information, please contact Shannon DeLong, City Manager, at adm@cypressca.org.

Regards,

Leo Madrano
Mayor
City of Cypress



California Housing Mandates

The Unintended Reshaping of Orange County Neighborhoods

Orange County Grand Jury 2025-2026

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SUMMARY

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

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

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

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

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

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

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

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

BACKGROUND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REASON FOR STUDY

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

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

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

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

METHOD OF STUDY

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

Research

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

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

Interviews

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

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

Observations and Site Visits

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

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

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

- San Juan Capistrano

Public Forums and Events

The Members of the OCGJ attended:

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

Government Meetings

The Members of the OCGJ attended:

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

Document Review

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

City Survey

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

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

INVESTIGATION AND ANALYSIS

State Housing Mandates and Local Implementation

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

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

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

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

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

Public communication and civic education is essential. Several Orange County cities reported undertaking efforts to engage residents and explain how the Housing Mandates affect local decision-making authority, including reductions in traditional zoning discretion. Transparent public outreach was identified as an important practice for maintaining community trust and managing expectations in an era of constrained local control.

Through interviews, document review, site observations, and comparative analysis, several key themes emerged and are expanded on below:

[11] Statewide Housing Plan
[12] California Legislative Analyst's Office - California Housing

- Environmental Context and CEQA
- RHNA Process
- RHNA Challenges
- Penalties of Not Having an Approved HCA Housing Element
- Penalties for Not meeting Approved Housing Plan
- Feasibility of Housing Mandate in Orange County
- One Size Does Not Fit All
- California and OC Population Trends
- 6th Cycle Housing Allocations in OC
- City Challenges
- 7th Cycle Concerns

Environmental Context and CEQA

In 1970, California enacted the California Environmental Quality Act (CEQA) with broad legislative support. These are the broad body of environment laws that attempt to protect California's environment[13]. Its core purpose is to ensure that state and local government agencies identify and publicly disclose the environmental impacts of proposed projects before approving them.[14] Importantly, CEQA does not prohibit development; it ensures development is done responsibly, with environmental protections, public notice, and accountability. It has played a key role in shaping California's environmental standards for over five decades. Yet recent housing laws are chipping away at these hard-won environmental protections and may put our environment at risk.

Over time, the California Legislature has adopted amendments intended to streamline housing projects. Several interviewees asserted that recent statutes—including A130 and SB131—have the effect of narrowing CEQA's environmental review for qualifying housing projects by expanding ministerial or exempt pathways[15]. Before CEQA and the Federal Clean Air Act, Southern California experienced severe air pollution, with the region enduring over 200 days each year of unhealthy ozone levels.[16] In the 1970s, this led to frequent smog alerts and restrictions on outdoor activity for vulnerable residents[17]. Longtime residents recall this period as one when smog was so persistent it regularly obscured visibility and affected daily life. Today, air quality in Southern California is dramatically improved, with far fewer unhealthy-air days due to decades of

[13] PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California
[14] South Coast Air Quality Management District - CEQA
[15] California Lawmakers Approve Major Overhaul of Landmark Environmental Law | KQED
[16] How Los Angeles Began to Put its Smoggy Days Behind | History & Society | PBS SoCal
[17] Los Angeles Historical Air Quality Analysis: AQI, PM, CO, SO2, NO2, O3

CEQA measures that have collectively transformed the air basin and made local conditions significantly cleaner and healthier than during the smog-filled 1970's.[18]



A smoggy aerial view of downtown Los Angeles in January 1975.

Polling in California consistently shows strong public support for environmental protection, though some surveys also indicate support for regulatory changes aimed at increasing housing production and lowering costs.[19]

Recent laws have made it simpler to construct housing by scaling back environmental controls.[20] While this may accelerate development, it also threatens to weaken important environmental protections that California has relied on for decades. And importantly, there is no guarantee that these streamlined projects will provide affordable homes or meaningfully improve the housing crisis.

[18] How Los Angeles Began to Put its Smoggy Days Behind | History & Society | PBS SoCal
[19] PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California
[20] In California, statewide housing reforms brush against local resistance | Brookings

Regional Housing Needs Assessment Process

RHNA is the State mandated process that determines the number of new housing units across various income levels that each city and county must plan for each 8-year cycle.[21] It requires local governments to zone adequate land to meet projected regional housing needs.[22] RHNA is implemented through the HCD whose mission statement emphasizes safe, affordable homes and sustainable communities.[23]

The RHNA process begins with HCD's review of household growth projections to estimate future housing needs by region. The California Department of Finance shares demographic projections with regional planning bodies known as Councils of Governments (COGs). These projections form the basis for RHNA determinations among California regions, and each COG then develops suballocations for counties and cities within its jurisdiction. Each city is required to update a Housing Element as part of its General Plan, describing objectives, programs, and housing sites consistent with RHNA goals. In recent years, the California Legislature has enacted statutes expanding HCD's authority in reviewing and enforcing RHNA related plans.[24]

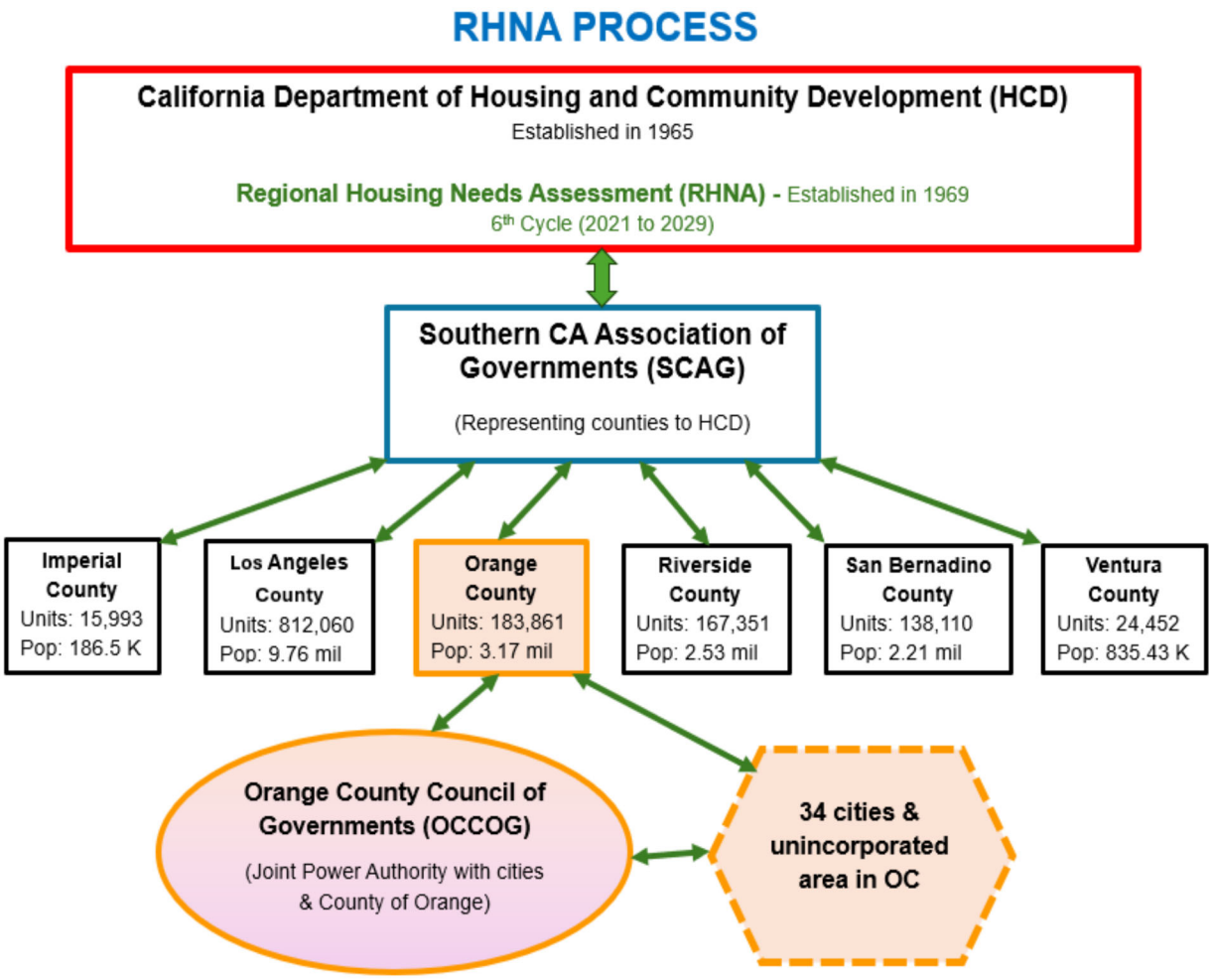
SCAG is the largest COG in the State which includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. SCAG represents 197 jurisdictions across more than 38,000 square miles. SCAG develops RHNA allocations for its member jurisdictions and also engages at the state level on issues relevant to regional planning, including housing legislation.[25]

OCCOG, established as a joint power's agency in 1996, serves as a representative of Orange County to SCAG on RHNA planning (and other issues, i.e., transportation). The organization emphasizes collaboration, transparency, and consistent advocacy to ensure Orange County's interests are effectively represented in regional planning, areas where the OCGJ has identified deficiencies.[26]

OCCOG's charter describes it as a voluntary advisory association of local governments seeking sub regional and regional planning, coordination, and technical assistance on issues of mutual concern. OCCOG has an Executive Director and minimal staff. A member of the Orange County Board of Supervisors serves on the OCCOG Board and is the SCAG representative for the County of Orange.[27]

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[21] California Housing Element Law Explained – Legal Clarity
[22] The California State of Real Estate - Realtor.com Economic Research
[23] Welcome to HCD! | California Department of Housing and Community Development
[24] Enforcement Authority | California Department of Housing and Community Development
[25] About us | Southern California Association of Governments
[26] Orange County Council of Governments
[27] Orange County Council of Governments



SCAG adopted its 6th Cycle housing allocation plan for the period of October 2021 through October 2029. The plan assigns 1,341,827 additional housing units across the SCAG region—which includes most of Southern California—and distributes those units among cities and unincorporated areas, including those in Orange County.[28]

Stakeholders reported that the 6th Cycle methodology resulted in a significant housing unit increase compared with the 5th Cycle allocation to SCAG of 411,953 units; representing approximately a 300% increase. The dramatic increase prompted the municipalities to request reviews and appeals of their assigned housing requirements. In response, HCD cited multiple reasons for the regional increases including unit overcrowding, affordability indicators, the ongoing effects of previously unbuilt housing units during the 2008 recession and the statutory adjustment factors under California Government Code § 65584.01 (statutory formula)[29]

[28] Southern California COG Regional Housing Need Determination
[29] Southern California COG Regional Housing Need Determination

Summarized are the five objectives that the COGs (i.e. SCAG) must further in their allocation methodology (Gov. Code § 65584(d)):[30]

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, resulting in allocations for low and very low-income households, and providing for extremely low and acutely low-income allocations within the range prescribed by statute
- Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, encouraging efficient development patterns, and achieving greenhouse gas reduction targets pursuant to Government Code section 65080.
- Improving the intraregional relationship between jobs and housing, including balance between low wage jobs and housing affordable to low wage workers.
- Allocating a lower proportion of housing need to an income category where a jurisdiction already has a disproportionately high share of households in that category relative to the countywide distribution.
- Affirmatively furthering fair housing.

These objectives are intended to support more economically diverse communities by assigning housing to high resource, job rich areas and by encouraging infill development while protecting environmental resources (CEQA).[31] RHNA assigns targets to each jurisdiction by income category. For the 6th Cycle, the four income categories are: Very Low (≤ 50% of county median income), Low (50–80%), Moderate (80–120%), and Above Moderate (≥ 120%)[32]. Through HCD and RHNA, California instructs and enforces compliance with specific housing targets.

Regional Housing Needs Analysis Challenges

The cities' leadership in Orange County offered multiple critiques of RHNA, including: (1) allocation methodology at SCAG does not reflect local housing need, (2) concerns of fairness in allocation across jurisdictions, (3) the appeal process to SCAG by local governments were consistently denied, and (4) assigned housing goals do not consistently translate into actual permitting, especially for lower income households.[33] HCD has stated that RHNA goals should not be interpreted as a production forecast but

[30] California Department of Housing and Community Development |
[31] The 5 Statutory Objectives of the RHNA Methodology
[32] State Housing Law Program | California Department of Housing and Community Development
[33] Best Practices for Allocating & Evaluating RHNA

as a planning objective.[34] Even with this planning objective, Orange County jurisdictions reported significant operational and fiscal challenges associated with implementation.

Jurisdictions described resource constraints that affect their ability to implement the Housing Mandates consistent with legislative intent, including staffing limitations, the need for specialized consultant support, and budget constraints. Several cities characterized RHNA determination and compliance as complex and costly. Some cities reported spending hundreds of thousands of dollars (sometimes reaching close to $1,000,000) to meet the reporting mandate. Taxpayer money spent on planning does not directly result in the construction of housing units.

Interviewees also reported that SCAG's approved methodology is complex and difficult for elected officials to communicate their housing allocation and ultimate Housing Element to their constituents. HCD and SCAG should take steps to improve the RHNA processes, including enhancing communication transparency and simplifying data driven methodologies. Additionally, recognizing the compliance costs to taxpayers cannot be left unaddressed even as the 7th Cycle planning is currently underway.

In October 2021, the California State Joint Legislative Audit Committee approved an emergency audit of HCD's regional determination process, citing limited public visibility of calculation methods and a need for independent review.[35] Further, the audit identified errors in certain data calculations and raised concerns[36]. The California State Auditor subsequently issued findings that criticized aspects of HCD's methodology indicating potential inflation of requirements by a substantial number of housing units.[37] Some of the cited errors included the use of very outdated and inaccurate vacancy factor rates[38]. One report even suggests base information used was from the 1980's[39]. Others reported that HCD relied on population projections that differed from California Department of Finance forecasts, which generally show relatively modest long-term growth, and instead used assumptions that resulted in significantly higher projected housing needs.[40] HCD's response, to the California State Auditor, and on their website, acknowledged there was room for improvement and addressed the allocation criticisms in very general terms but did not mention that the numbers had been or would be corrected.[41]

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[34] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf
[35] California Auditor Report 2021-125
[36] California Auditor Report 2021-125
[37] More Homes, Hardly Any Population Growth—So Why Is California Still So Expensive?
[38] CA Auditor Bashes State's Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight
[39] CA Auditor Bashes State's Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight
[40] Court: 'Regional Housing Need' Determinations Aren't Judicially Reviewable - Davis Vanguard
[41] California State Auditor - Report 2021-125 Recommendation 3 Responses

Separately, in June 2021, OCCOG, on behalf of the Orange County cities, filed a judicial challenge to HCD's regional housing determination, arguing that HCD failed to follow statutory requirements in developing the RHNA allocation.[42] The trial court dismissed the petition in November 2021, and the Second District Court of Appeal affirmed that dismissal in July 2023, holding that neither OCCOG nor its member cities could challenge HCD's methodology.[43] On August 24, 2023, the OCCOG Board authorized counsel to petition the California Supreme Court for review, but the Court denied the petition on October 11, 2023, effectively ending OCCOG's legal challenge.[44] During the 6th Cycle process, SCAG received 48 appeals from cities challenging their housing allocation within their 45-day appeal period. After SCAGs review, they quickly denied 47 of them.[45] This demonstrates limited jurisdictional influence over the allocation and appeal process. This series of rulings confirms that HCD's statutory authority has been upheld by the courts, and that any changes sought by local jurisdictions may be addressed better through the legislative process rather than litigation.

Penalties for Not Having an HCD-Approved Housing Element

A city that fails to obtain certification of its Housing Element from the HCD is considered out of compliance with state Housing Element Law and becomes subject to a range of escalating enforcement actions.[46] HCD's Housing Accountability Unit (HAU) has authority to initiate enforcement, including referral to the California Attorney General for legal action when a jurisdiction does not meet statutory planning requirements.[47] When a city is out of compliance, it can be exposed to severe statutory penalties, such as lawsuits by the Attorney General or outside entities, court-imposed fines ranging from $10,000 to $600,000 per month, and court orders that may mandate project approvals, require rezoning, suspend a city's authority to issue building permits, or even strip the city council of land-use authority until compliance is achieved.[48]

The most concerning and widely known consequence of noncompliance is the Builder's Remedy, which restricts a city's ability to deny qualifying housing projects even when they conflict with the city's General Plan or zoning rules.[49] Under this provision, developers may propose larger, denser projects that bypass local zoning controls if at least 20% of the units are affordable to low-income households or if the project is 100%

[42] OCCOG Press Release HCD
[43] Orange Cnty. Council of Gov'ts. v. Velasquez - vLex United States
[44] Orange County Council of Governments
[45] Orange County Council of Governments
[46] Analysis Finds Davis Not on Track to Meet Housing Requirements without Approval of Two Voter Projects - Davis Vanguard
[4747] Analysis Finds Davis Not on Track to Meet Housing Requirements without Approval of Two Voter Projects - Davis Vanguard
[48] Housing Open Data Tools | California Department of Housing and Community Development
[49] "Builder's Remedy" Reform Bill Approved by Governor Newsom | Allen Matkins

moderate-income.[50] Cities without a compliant Housing Element lose their ability to regulate these projects through their typical zoning constraints unless they can demonstrate specific, adverse health or safety impacts.[51] Additional consequences include loss of access to key state funding sources and being placed on a shorter four-year Housing Element update cycle rather than the standard eight-year schedule.[52]

As of this writing, some Orange County cities—such as Huntington Beach and Seal Beach—have not yet obtained certification of their Housing Elements for the 6th Cycle or have been subject to enforcement actions related to noncompliance, while others, such as Costa Mesa, have only achieved compliance after delays and state intervention.[53]

Penalties for Not Meeting Housing-Plan Construction Goals

While RHNA production targets are planning requirements, not actual construction mandates – cities may face meaningful consequences if they fail to implement the programs and rezoning commitments included in their certified Housing Elements. HCD's HAU monitors compliance with both Housing Element commitments and state housing laws, and violations may prompt enforcement letters, monitoring actions, or legal referrals to the Attorney General.[54] Courts have shown a willingness to override local discretion when a city's failure to implement its Housing Element prevents the jurisdiction from accommodating its assigned RHNA allocation.[55] In some cases, courts may mandate rezoning, invalidate local development restrictions, or require approval of specific projects to ensure that adequate housing capacity is created.[56]

Feasibility of Housing Mandate in Orange County

The feasibility of California's Housing Mandates in Orange County raises significant practical concerns. HCD, during the 6th Cycle, has allocated 183,161 housing units to Orange County to be constructed by 2029 with 30% being considered 'affordable'. However, according to the US Census Bureau, Orange County is only producing an average of 5,000 units a year over the past 5 years.[57] Clearly this is a dilemma for the County. While it is relatively easy for the California Legislature to pass ambitious housing laws, the actual construction of these units is far more challenging. The Housing Mandates may be well-intentioned but translating them into real-world development is complex, due to constraints in land availability and costs, infrastructure

[50] Builder's Remedy Primer
[51] The Builder's Remedy and Housing Elements
[52] Housing Elements | California Department of Housing and Community Development
[53] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[54] Enforcement Process | California Department of Housing and Community Development
[55] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[56] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[57] Index of /programs-surveys/popest/tables

capacity, high construction and labor costs, community acceptance, and capital formation.

Capital formation for housing development in Orange County faces significant challenges. The cost of capital remains high, and the long timeline required to entitle, build, and eventually generate revenue increases financial risk for developers. Interest-rate volatility further complicates financing, affecting both equity investment and construction loan terms. At the same time, affordable housing projects often struggle to qualify for limited government subsidies, leaving many developments financially infeasible. These pressures are intensified in Orange County, which has some of the highest land and construction costs in California, making lower-income housing especially difficult to deliver without substantial public support.[58] [59] [60] [61]

Most parts of Orange County are already built out, leaving limited land available for new development. Substantial portions of the remaining undeveloped areas are further constrained by coastal regulations, floodplains, wildfire-prone zones, steep hillsides, protected open space, and other environmentally sensitive lands. These physical and regulatory barriers significantly reduce the amount of land that can realistically be developed. At the same time, the County faces substantial infrastructure limitations—including constraints on water and sewer systems, road capacity and traffic circulation, parking availability, schools, parks and recreation space, transit corridors, and even utilities such as electricity and natural gas. Taken together, these constraints sharply limit how much additional housing can be accommodated, even when zoning or Housing Mandates call for higher densities.

High construction costs remain a major obstacle to new housing production, driven by escalating prices for essential building materials such as lumber, steel, concrete, and electrical components. Persistent labor shortages across skilled trades further compound these costs, as limited labor supply leads to higher wages and project delays. Appliance costs have also risen significantly, especially for energy-efficient or higher-end models now commonly required by building codes or market expectations. Additionally, the desired level of luxury or finish, such as premium flooring, countertops, fixtures, and community amenities, can substantially increase overall project budgets, making even modest housing developments expensive to deliver.

Reports indicate it cost approximately $500,000 to $800,000 to build a one-bedroom low-income rental unit in Orange County. Low Income units require rental subsidies.

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[58] Turner Center UC Berkeley Development Math
[59] Interest Rates Impact Construction Project Funding
[60] CHP State Housing Needs Report
[61] The High Cost of Producing Multifamily Housing in California: Evidence and Policy Recommendations | RAND

With declining federal, state, and local funding subsidies, it is difficult to build affordable housing. Developer interest therefore is focused on market rate housing production.

In short, Housing Mandates are legally binding, yet remain extraordinarily difficult for many cities to achieve. ~~While~~ While RHNA serves a key role as a planning tool, requiring cities to zone for additional housing and align local policies with statewide objectives, meeting the full scale of assigned housing targets, especially for lower-income households, is often unrealistic without sustained public funding, expanded infrastructure, and ongoing State support. In practice, the Housing Mandates alone do not produce homes. Achieving HCD/SCAG goals in Orange County ultimately depends on market-responsive policies, and complementary funding strategies. It is not simply higher numerical requirements or punitive measures.

In practice, Housing Mandates alone do not build homes.

One Size Does Not Fit All

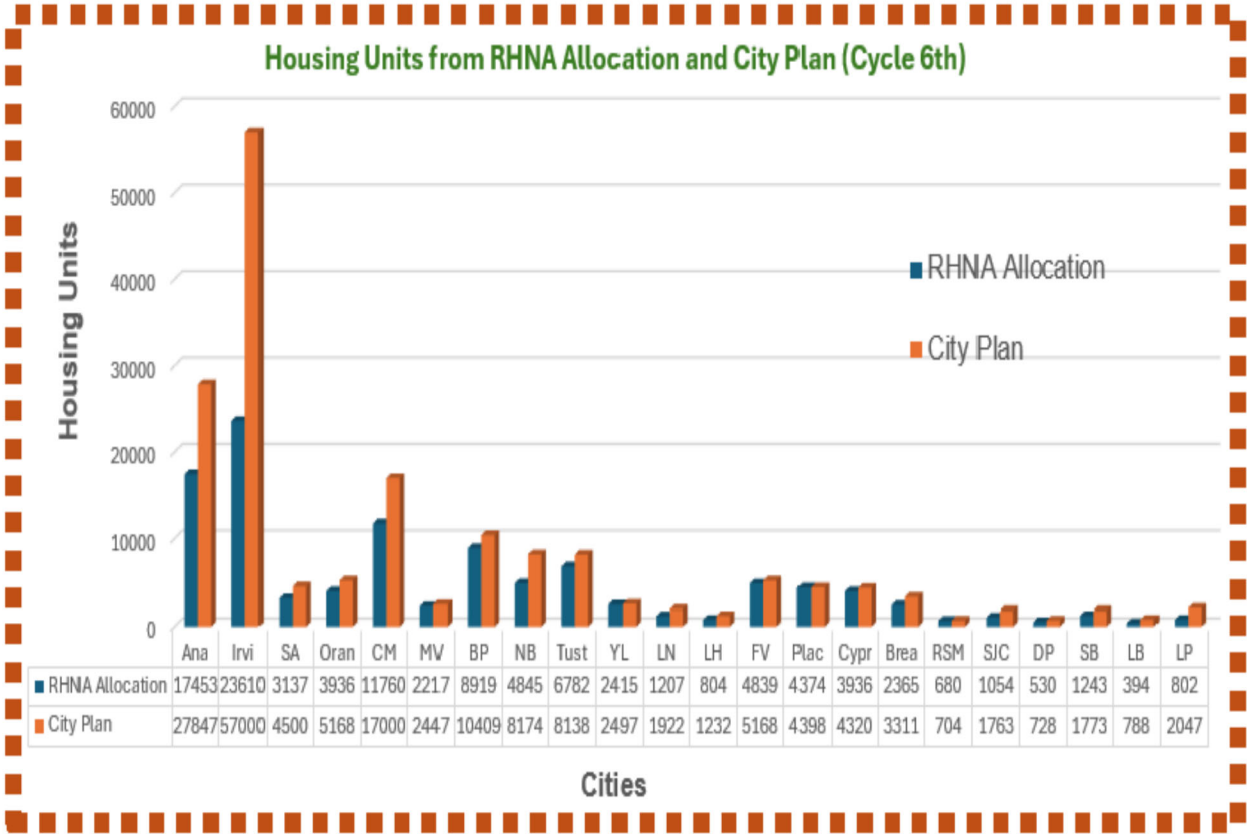
California's statewide Housing Mandates are intended to address a persistent and perceived shortage of housing.[62] However, the OCGJ found that the uniform statutory framework governing the RHNA process can function as a blunt instrument when applied across jurisdictions with widely differing conditions. City leadership consistently noted that a one-size-fits-all approach may not fully account for the unique character, environmental, infrastructural, economic, demographic, and geographic circumstances facing individual communities.

Several stakeholders noted that the RHNA process does not adequately differentiate among jurisdictions with varying levels of infrastructure capacity, longstanding physical or environmental constraints, or distinct development patterns. In particular, it fails to account for older, largely built-out cities—such as Garden Grove, Westminster, La Habra, and Fountain Valley, where available land is minimal and new housing can occur primarily through infill development. In these contexts, construction is typically more complex and costly, further challenging feasibility. As a result, some local governments face disproportionate burdens in accommodating housing allocations that do not fully reflect on-the-ground constraints and local conditions.

The OCGJ notes that perspectives on this issue varied considerably. Interviewees from fast-growing or infrastructure-rich areas were more likely to support uniform standards, arguing that consistent requirements prevent jurisdictions from avoiding their fair share of housing obligations. Others expressed the view that Housing Mandates are necessary to overcome decades of underproduction and local resistance to growth.

[62] California Department of Housing and Community Development | California Department of Housing and Community Development

Ultimately, comments on the adequacy and fairness of California's uniform approach depended heavily on local context and a jurisdiction's capacity to absorb additional housing.



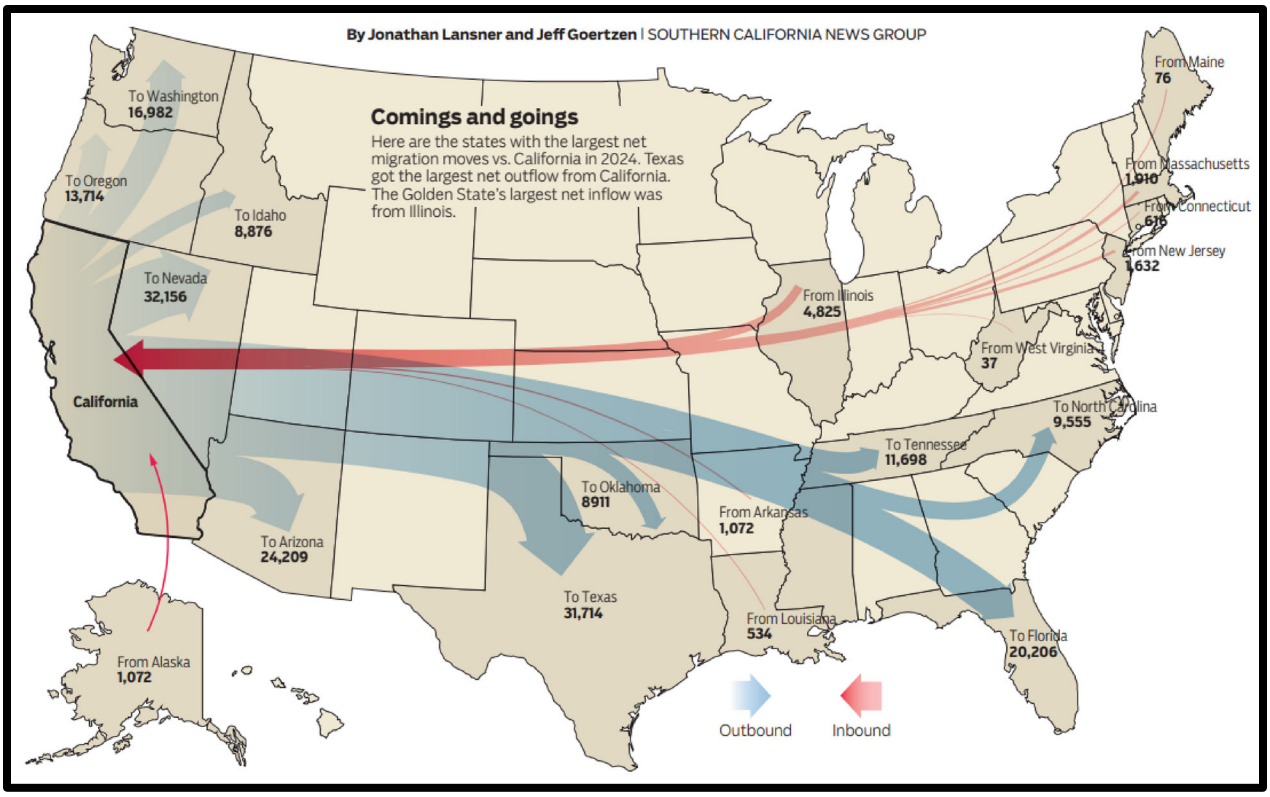
	Ana	Irvi	SA	Oran	CM	MV	BP	NB	Tust	YL	LN	LH	FV	Plac	Cypr	Brea	RSM	SJC	DP	SB	LB	LP
RHNA Allocation	17453	23610	3137	3936	11760	2217	8919	4845	6782	2415	1207	804	4839	4374	3936	2365	680	1054	530	1243	394	802
City Plan	27847	57000	4500	5168	17000	2447	10409	8174	8138	2497	1922	1232	5168	4398	4320	3311	704	1763	728	1773	788	2047

Data source: Cities' responses to the 2526 Grand Jury's survey

California and Orange County Population Trends

Over the past three decades, California has undergone a profound demographic shift. After more than a century of rapid population expansion (growing from under 20 million in 1970 to nearly 40 million by 2020) the State's growth has slowed dramatically, and in recent years has turned negative.[63] According to the Public Policy Institute of California, California lost 322,000 residents between July 2020 and July 2022 due largely to emigration, declining births, and reduced immigration.[64] And although modest growth resumed between 2022 and 2025, the overall trend remains flat and well below historical norms. As previously noted, this validates the California State Auditor's criticism of HCD, and its projections based on population.

[63] CSUF - Center for Demographic Research
[64] California's Population - Public Policy Institute of California



Source Orange County Register [65]

Historically, one of California's fastest-growing regions, Orange County, exhibits similar trajectories – population stagnation and decline. The U.S. Census Bureau has documented recent population decreases, noting that Orange County's long-standing growth pattern began to reverse in the early 2020's due in part, to an aging population, and reduced international migration and increased outmigration.[66] These trends challenge long-held assumptions about continuous growth in Orange County and suggest that future planning should incorporate demographic stabilization rather than expansion.

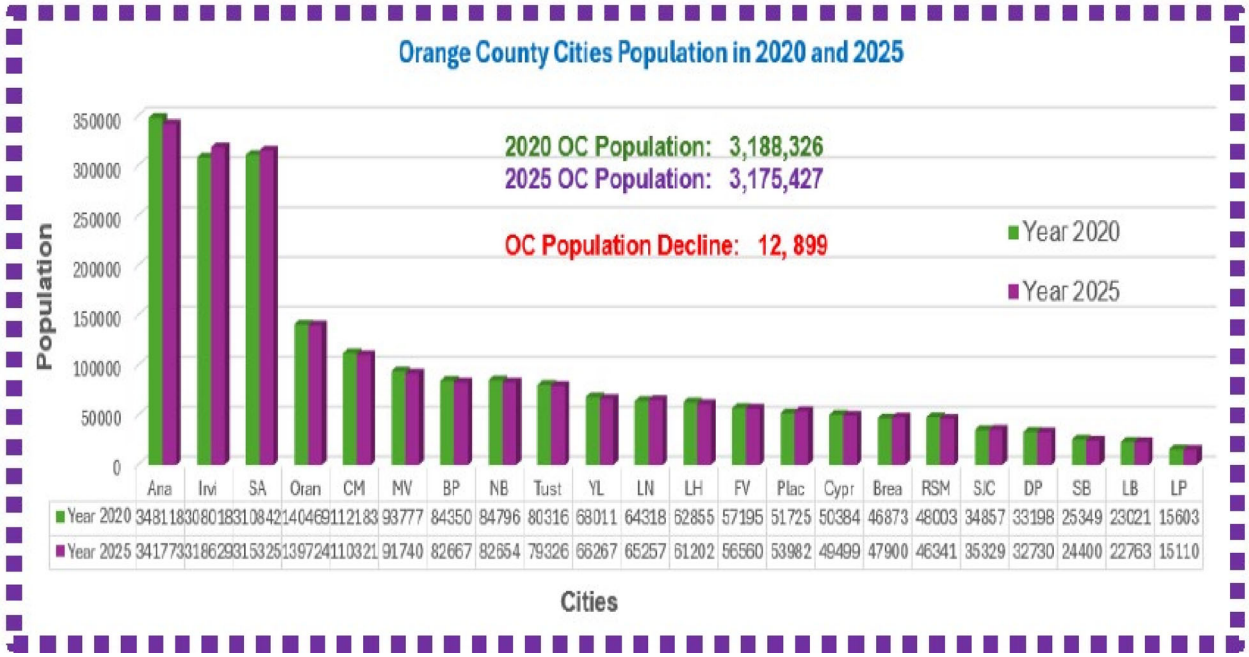
Despite these emerging realities, population projections used during the 6th Cycle (2021–2029) relied on pre-pandemic models that assumed continued growth.[67] HCD's 6th Cycle regional determination began with population forecasts from the Department of Finance and applied upward adjustments for overcrowding, cost burden, and vacancy—factors that significantly inflated the region's housing need calculation. However, by 2020–2025, many of these underlying drivers shifted in the opposite direction as

[65] Infographic: Are people leaving California? Here's what the numbers show us – Orange County Register
[66] Infographic: Are people leaving California? Here's what the numbers show us – Orange County Register

[67] Presentation: Overview of Regional Growth Forecasting, Modeling Task Force May 25, 2022 Meeting

California entered a period of population decline, raising questions about the accuracy of the assumptions embedded in the 6th Cycle projections. SCAG has acknowledged concerns from stakeholders regarding the appropriateness of the population and household growth assumptions used during the 6th Cycle and has initiated discussions with HCD to reform the methodology.[68]

Looking ahead to the 7th Cycle, California's demographic outlook is markedly different from the 6th Cycle. The Department of Finance's newest long-range projections (2024 baseline) show significantly slower statewide and county-level growth through 2070, with some regions, including Orange County, projected to experience prolonged stagnation or decline.[69] These updated projections, combined with post-2020 population losses, underscore the necessity for HCD and SCAG to recalibrate their methodologies so that the next RHNA Cycle reflects a more accurate and data-driven assessment of true housing need. Without incorporating the State's new demographic trajectory, RHNA risks overestimating future household growth and imposing planning obligations disconnected from both California's and Orange County's actual population realities.



Data source: Orange County Progress Report 2025

Notes: This chart includes only cities, who responded to the 2526 Grand Jury's survey.

6th Cycle (2021–2029) Housing Allocations in OC

California's Housing Element Law requires every city and county to plan for its share of regional housing need. For the 6th Cycle (October 2021–October 2029), SCAG

[68] PowerPoint Template for SCAG Presentations

[69] Projections | California Department of Finance

assigned the Orange County subregion a total of 183,861 housing units, allocated across four income categories: Very Low, Low, Moderate, and Above Moderate.[70]

While RHNA establishes the minimum number of units each jurisdiction must plan for, this OCGJ finds that cities seeking to meaningfully expand affordable housing production must adopt local housing targets that exceed their RHNA assignment. This is largely because the cost of constructing deed-restricted affordable units—often approaching $700,000 per unit—is rarely economically feasible without substantial public subsidy, layered financing, and other creative development strategies. As a result, cities increasingly rely on density bonus incentives, allowing developers to build additional market-rate units in exchange for providing affordable units, to help close funding gaps and meet lower-income housing obligations.

The RHNA process begins with the HCD determining the amount of housing needed for each region, including affordability levels, and continues with a regional agency (here, SCAG) dividing that need among counties and cities. SCAG's final 6th Cycle plan assigns Orange County jurisdictions a combined 183,861 total units for 2021–2029.[71]

SCAG's allocation plan further distributes Orange County's total to each city (and to the County's unincorporated area). The largest allocations go to major employment and population centers, with substantial totals assigned to, among others:

City	Units	City	Units
Irvine	23,610	Huntington Beach	13,368
Garden Grove	19,168	Costa Mesa	11,760
Anaheim	17,453	OC Unincorporated	10,340

These totals reflect the regional policy judgment—guided by state objectives—that jurisdictions must plan for additional housing capacity across income categories.

In summary, RHNA 6th Cycle allocations establish minimum planning obligations, but they do not, by themselves, overcome the structural feasibility barriers that constrain low-income housing delivery. This higher target is justified by (1) the anticipated attrition between zoning capacity and constructed projects, and (2) the necessity of leveraging private development to be incentivized to build affordable housing in a market where restricted rents cannot reliably support new construction without layered public assistance.

[70] Regional Housing Needs Assessment | Southern California Association of Governments
[71] Regional Housing Needs Assessment | Southern California Association of Governments

City Challenges

California's increasingly prescriptive Housing Mandates have placed substantial pressure on local governments in Orange County, requiring cities to plan for significantly higher levels of housing capacity. The cumulative effect has been added local government costs, uncertainty in interpreting evolving state requirements, inequities among jurisdictions, and escalating tension between state directives and the longstanding expectation of local control over planning and zoning.

While the State has articulated policy goals and methodology behind its Housing Mandates, the top-down framework often overlooks the essential role of local communities in electing officials to ensure that planning and zoning decisions reflect the values and priorities of the electorate—the very reason most cities incorporated in the first place. This disconnect has contributed to considerable tension, community frustration, and political instability in many Orange County cities, not to mention the constituents' lack of confidence that their elected officials are representing their interests.

To successfully meet the requirement of the Housing Mandates cities must file a Housing Element with HCD every eight years to meet the aggressive targets being mandated. Many local cities lack the internal expertise and staff time to draft such housing submissions and thus must hire costly external consultants to prepare appropriate legal documents. As previously noted, the costs to cities have been between $100,000 and over $1,000,000 for some of the larger cities. With 34 cities in Orange County and the County also required to provide a housing plan, the administrative costs are in the millions of dollars just to comply. With many local cities having budgetary challenges, this administrative burden is just another unfunded liability. These taxpayer dollars are spent to comply with the law and have no commensurate direct beneficial outcome for the community.

In Orange County, the Housing Mandates have substantially narrowed local land use discretion while increasing administrative, legal, and compliance risks for cities. Although framed as a planning requirement, the Housing Mandates have expanded residential density and embedded enforceable state oversight into what were traditionally local planning functions. As a result, compliance and enforcement mechanisms have begun to reshape municipal governance and materially influenced developmental patterns across the county. The result of these impacts in Orange County includes but are not limited to the following:

- Reduced local land-use authority
- Administrative and staffing burdens
- Financial expense
- Infrastructure limitations

- Increased legal exposure
- Political and community conflict
- Unfair RHNA housing allocations across the cities

Each city in Orange County has had a variety of challenges based upon differences in geography, fiscal capacity, land availability, funding availability, development interest and conditions, local policy decisions and community responses. The impact of the Housing Mandates has had dramatic impacts and cannot be ignored.

For example:

Anaheim: As the largest (population) city in Orange County, Anaheim has a strong fiscal base, including significant tourist-based revenue, and has already permitted and constructed a large number of housing units especially in light of their massive OC Vibe residential, retail and entertainment district. This is not to say, however, that they do not have their challenges with developers pushing to increase density within Anaheim Hills and the City's concern of density and building into a designated high-fire risk area. Due to its population of over 300,000, unlike most Orange County cities, Anaheim does have access to state and federal dollars~~,~~ to assist in meeting the affordable housing requirements.

Costa Mesa: Costa Mesa is one of only three Orange County cities still without a compliant Housing Element. Its continued effort to defend local regulations on sober living homes—rules that HCD does not formally recognize—has already cost the city access to certain state low-income housing funding. The situation worsened when one of the City's largest developers withdrew all of his properties from Costa Mesa's Housing Element inventory, slashing projected housing capacity from roughly 17,000 units to the bare minimum of about 11,750 units needed to meet state requirements.[72] This leaves the City with virtually no buffer to achieve compliance.

Fountain Valley: Fountain Valley is largely built out, with approximately 90% of its land already utilized. Limited available land and constrained financing capacity present major hurdles in Fountain Valley ever being able to meet the state requirements.

Huntington Beach: Huntington Beach has adopted a totally different strategy to address the Housing Mandates. They have aggressively pursued litigation in an effort as a "charter city" to preserve local land-use authority. This approach has resulted in substantial legal costs and financial exposure for the City for noncompliance. The City's

[72] Planning Commission Bombshell: Housing Element Update Crisis in Costa Mesa

legal challenges have all been denied including a final appeal to the US Supreme Court.[73] Consequences for non-compliance are pending.

Irvine: Irvine's response to the Housing Mandates differs from other Orange County cities. Being very progressive with available land currently under development, and two major developers active, the master planned community of Irvine has substantial flexibility. They have submitted to the State committing to build 56,000 additional units even though their allocation is approximately 26,000 units, the highest in Orange County. The original vision of Irvine being a residential community with commercial and residential balance runs the risk of being seriously eroded with high density apartments being vigorously constructed. This suggests Irvine might ultimately be more of an urban versus suburban community in the future. Residents are starting to be concerned as to the impact on traffic, parks, and schools. Furthermore, the current City council's recent move to rezone past open space commitments has created voter activism and resistance.

Newport Beach: Newport Beach has faced difficulty implementing the Housing Mandates due the concerns regarding community character, coastal constraints, and local values, contributing to resistance to higher density residential development. While elected officials worked hard at engaging and educating the community on the Housing Mandates, as development projects started to come on-line, major public resistance ensued. A recent ballot initiative was just approved to push back on the City's approved Housing Element.[74]

Mission Viejo: In March 2026, hundreds of Mission Viejo residents rallied in opposition to a proposed expansion of the Vista Del Lago apartment complex off Marguerite Parkway. The developer’s plan called for demolishing 68 existing units and replacing them with 418 new units, resulting in a net increase of 350 units, as well as constructing a new parking structure. The expansion would bring the total number of units on the 33-acre property to 958 units, dramatically increasing density in an area surrounded primarily by single-family homes.

After hours of heated public testimony and debate, the City Council voted 3–2 to advance the project. A majority of councilmembers stated they felt they had no choice but to approve the development due to the Housing Mandates, which require cities to zone and plan for significantly higher housing densities regardless of local neighborhood opposition.[75]

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[73] Attorney General Bonta Celebrates U.S. Supreme Court’s Denial of Huntington Beach’s Challenge to State Housing Laws | State of California - Department of Justice - Office of the Attorney General
[74] Newport Beach may dump state mandate as residents prep to vote on plan for far fewer housing units | LAist
[75] Editorial: Mission Viejo’s needless angst over apartments – Orange County Register

San Juan Capistrano: Due to its historical significance and geographic characteristics, the City has been challenged to meet the Housing Mandates. It is a tale of two communities – residents of great wealth and a large lower socioeconomic population requiring the need for more affordable housing. To date, City leadership appear to have built partnerships with low-income developers to build projects that maintain the community's heritage and meet the needs of the City. As high-end development takes place, a "fee in lieu" is assessed that generates funds for affordable housing. Superb planning and design have led to across-the-board community support for well designed, low-income redevelopment projects completed or underway.

Santa Ana: Santa Ana is already considered by HCDs' RHNA process to be a densely populated, lower socioeconomic community, and it has the lowest housing target in Orange County with only 3,137 units. Like Anaheim due to its population size, it has access to more federal and state housing dollars to meet its low-income housing compliance obligations.

The County of Orange: The County also has a RHNA requirement for its unincorporated areas. The County struggled to obtain certification of its Housing Element in 2025; it required multiple revisions due to the nature of small pockets of unincorporated areas it serves. Its largest development area in South Orange County, Rancho Mission Viejo of over 6,000 acres was entitled by the County before the Housing Mandates became law – few were affordable units. In addition, the largest track of undeveloped land is owned by the Federal Government (Cleveland National Forest) and not available for development.

The impacts of the Housing Mandates have disrupted governance and local control. In some communities it has created fierce resistance. The loss of local control impacts the traditions and norms within many Orange County cities. Community heritage, rightly or wrongly, is being seriously eroded.

The one-size-fits-all Housing Mandates has serious repercussions economically and politically only now coming into focus for the voters of Orange County as the implementation goes forward.

> *Community political activism has increased as housing projects move from approval to construction, but this engagement is often narrowly focused on individual developments rather than broader policy impacts. Cities should take a more proactive role in engaging residents in a comprehensive discussion about how RHNA implementation is affecting neighborhood character, infrastructure, and social cohesion. In addition, local elected officials have a responsibility to clearly communicate how state-directed housing policies, originating in Sacramento, shape local land-use decisions and limit municipal discretion.*

7th Cycle (2029-2037) Concerns

The 7th Cycle of the RHNA planning process has already started, addressing the period from 2029-2037. The OCGJ identified significant concerns related to transparency, data integrity, governance, and Orange County's ability to competitively represent itself within the broader SCAG region. These concerns stem from documented issues in the 6th Cycle, particularly the lack of clarity of the allocation methodology, the complexity of the decision-making structure, and inadequate procedural safeguards to ensure that Orange County's unique conditions are fully acknowledged.

The 6th Cycle methodology relied on numerous questionable inputs—including projected population, transit accessibility, job growth, vacancy adjustments, cost burden, and subjective social equity factors—derived from HCD and SCAG's adopted methodology.[76] These inputs were published but remained difficult for local jurisdictions to interpret due to their subjectivity, complexity and technical nature and the failure of HCD to clearly identify their methodology.[77]

Given these findings, Orange County cities face a recurring risk, because the statewide RHNA determination feeds directly into SCAG allocations, any methodological deficiencies at the state level immediately cascade into subregional planning and ultimately influence the allocations assigned to Orange County jurisdictions.

Experiences from the 6th Cycle highlight several issues that continue to shape Orange County's concerns heading into the 7th Cycle. The previous allocation process was marked by complexity, questionable data, late-stage modifications, and an overall lack of transparency. For example, SCAG's 6th Cycle allocation was adopted in March 2021 and then modified only a few months later[78], fueling confusion about how final numbers were determined. The process felt unfair to many local jurisdictions because the appeals window was extremely compressed, the methodology was difficult to replicate, and the relationship between data inputs—such as overcrowding, cost burden, or future transit accessibility—and final allocations was not easily understood. The appeals process was also futile and was not open to cities concerns.

Governance also played a role. SCAG and OCCOG rely on a large network of committees, working groups, and advisory bodies, which ensures broad participation but diffuses responsibility. With so many entities involved, accountability for data accuracy, timely inputs, and interpretation of the methodology becomes fragmented, making it difficult for any single entity to ensure the process is both rigorous and transparent.

[76] SCAG Final RHNA Methodology, March 5, 2020
[77] Best Practices for Allocating & Evaluating RHNA
[78] Regional Housing Needs Assessment | Southern California Association of Governments

The upcoming 7th Cycle is expected to be even more data-intensive.[79] New state guidance calls for clearer and more prescriptive methodology factors, improved appeals procedures, new income categories, and stronger alignment with greenhouse-gas and transportation planning.[80] Transit definitions are also being standardized statewide, meaning all Orange County Transportation Authority (OCTA) transit routes, frequencies, and hub locations must be fully validated and published early in the process. Without early coordination, the County risks being disadvantaged compared with regions that already have well-organized transit datasets.

Transparency remains a central concern. Orange County jurisdictions need access to all datasets used to calculate their allocations, ranging from growth projections to transit accessibility metrics, and must be able to replicate the calculations that lead to their assigned numbers. The California State Auditor has previously flagged gaps in how HCD documented its factors, reinforcing the need for a system that jurisdictions can audit and verify.

CONCLUSION

"We shape our buildings; thereafter they shape us." (Winston Churchill)

Housing Mandates and the RHNA allocation process are highly consequential for Orange County jurisdictions, particularly because the construction of low-income housing is rarely feasible without substantial subsidy. Interviewees consistently reported that funding streams to support deed-restricted housing remain limited, leaving cities responsible for planning large numbers of units that may never be financially viable without additional state or federal assistance. This gap between planning obligations and realistic development capacity has heightened local concern about the fairness and practicality of the current RHNA framework not to mention wasted tax dollars.

Against this backdrop, a recurring theme in interviews was the need for stronger regional coordination. Per the Joint Powers Agreement, OCCOG members pay dues to support operations, based on a 2009 adopted formula tied partly to each city's share of the county population. However, dues have not been adjusted in many years, leading several stakeholders to question whether current funding levels adequately support OCCOG's ability to coordinate subregional planning, respond to SCAG, and represent Orange County interests on matters as significant as RHNA. SCAG likewise uses population factors in its own dues structure, meaning jurisdictions with growing populations carry greater financial responsibility. Stakeholders noted that the overall

[79] California's Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development
[80] California's Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development

resource base may still be insufficient for the level of technical engagement required. Many jurisdictions expressed that increased support for OCCOG, both financial and participatory, would improve transparency around RHNA inputs and allow for more robust review of the assumptions that drive housing allocations.

The OCGJ believes that OCCOG is an underutilized regional asset that could play a significantly larger role in promoting equity, transparency, and public understanding of the RHNA process. Interviewees emphasized that consistent, proactive participation by city and county representatives in OCCOG and SCAG meetings is critical, especially early in the methodology-setting phase, when data inputs, assumptions, and distribution formulas are still in development. Without regular engagement, jurisdictions risk losing opportunities to influence decisions that later become binding obligations. Several interviewees suggested that cities consider enhancing their financial contributions so OCCOG can expand its analytical capacity, conduct independent research, and engage more effectively in SCAG's technical and policy committees and at the state level.

As work begins on the 7th Cycle, the need for collaboration is more urgent than ever. Cities cannot afford to be passive observers. Even if cities cannot directly change the final numbers issued by HCD or SCAG, their active involvement is essential to ensuring that Orange County's unique circumstances are understood and represented. Meaningful engagement can also help jurisdictions align their local planning strategies, clarify shared concerns, and coordinate responses to proposed methodological changes before they become final. A more empowered and better-resourced OCCOG would strengthen Orange County's collective voice, improve regional planning outcomes, and ensure local governments are not navigating the California's housing requirements in isolation.

Finally, the OCGJ notes that collaboration must extend beyond government agencies to the residents they serve. As Sacramento lawmakers continue to enact significant housing legislation, much of it with direct consequences for zoning, density, local control and neighborhood character development standards, the public must be informed and involved. Cities, working through OCCOG and SCAG, have an important role in educating residents about new laws, explaining their local impacts, and encouraging constituents to register their views with State Representatives. Improving public awareness not only strengthens transparency and trust but also ensures that community perspectives are included in shaping future housing policy.

> *By working together, jurisdictions, regional agencies, and the public, Orange County can more effectively navigate the challenges of Housing Mandates and advocate for a clearer, more equitable, and more locally responsive RHNA process.*

FINDINGS

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

Based on its investigation "California Housing Mandates" the 2025-2026 Orange County Grand Jury has arrived at 22 findings as follows:

F1 In recent years, the California Legislature has enacted an unusually large and burdensome volume of housing-related laws intended to strengthen compliance with State Housing Mandates.

F2 Housing Mandates are implemented through a RHNA process that often lacks transparency and relies on complex methodologies that are difficult for local officials and the public to understand or meaningfully challenge.

F3 OCCOG coordinates RHNA regional planning in partnership with the SCAG for Orange County. OCCOG lacks adequate influence with SCAG.

F4 Meaningful participation by Orange County cities in both OCCOG and SCAG meetings is critical to ensuring that local perspectives are represented during the development and implementation of Housing Mandates policies.

F5 SCAG's 6th Cycle RHNA assigned Orange County a questionable total of 183,861 housing units for the 2021–2029 planning period, with higher allocations concentrated in cities with major population and employment centers.

F6 RHNA allocations are unrealistic and not attainable within the current planning cycle due to limited available land, built-out urban conditions, infrastructure constraints, environmental factors, and public health and safety requirements.

F7 Residents in Orange County consistently express a desire for local planning decisions to reflect community priorities, including but not limited to neighborhood character, safety considerations, the environment and open-space preservation.

F8 California's regulatory construction costs (i.e. permitting fees) present substantial challenges for private housing developers—particularly those delivering affordable units.

F9 The cost of constructing a single affordable housing unit in California typically ranges from approximately $500,000 to $800,000 per unit when fully complying with current state regulations. New low-income housing is generally not financially feasible without public subsidy.

F10 Prior to their dissolution in 2012, redevelopment agencies served as a primary mechanism for cities and counties to finance affordable housing and related infrastructure. The loss of redevelopment has reduced cities' ability to support construction of affordable units.

F11 Because public subsidy is limited and highly competitive, cities seeking to produce meaningful quantities of low-income housing must rely in part on private development incentives, often resulting in higher overall development densities and unit counts than the RHNA allocation.

F12 The 6th Cycle RHNA methodology included numerous technical inputs published by SCAG and HCD; however, these inputs were highly complex and difficult for cities to interpret or independently verify.

F13 The California State Auditor's 2022 review found significant deficiencies in HCD's regional determination process—including inadequate documentation, data-entry errors, and insufficient justification for key assumptions—raising concerns that similar issues may affect the 7th Cycle process.

F14 OCCOG's current resources and organizational structure are insufficient to fully advocate for Orange County jurisdictions during RHNA methodology development, especially when compared with larger or more heavily resourced regional councils of governments that also influence SCAG.

F15 Demands on HCD are anticipated to materially alter methodology for the 7th Cycle, but Orange County jurisdictions have not yet received clear guidance on how these allocations will be translated into SCAG policy or local impacts.

F16 The reliance on transit accessibility as a major RHNA consideration requires high-quality, early-released datasets from OCTA; however, these datasets are not currently consolidated or formally adopted for use in the 7th Cycle methodology.

F17 The large number of committees, subcommittees, and advisory groups involved in SCAG and OCCOG's RHNA processes promotes broad participation but diffuses accountability, making it difficult to determine who is responsible for specific analytic inputs or process decisions.

F18 The City of Huntington Beach has been unsuccessful in its attempts to contest Housing Mandates. To date, Huntington Beach lacks an approved General Plan Housing Element related to RHNA Allocation.

F19 The City of Irvine has been progressive in submitting a housing plan that calls for twice the number of units mandated (56,000). However, this threatens the historical nature of a master plan community with substantial infrastructure challenges.

F20 Cities and other stakeholders encounter difficulty explaining RHNA outcomes to elected officials and the public due to a lack of clear, consolidated documentation describing how allocation decisions are derived from the underlying data.

F21 The absence of a clearly articulated and easily understandable description of the RHNA allocation algorithm contributes to perceptions that discretionary or political considerations may influence outcomes, even when allocations are made in compliance with state housing laws.

F22 Improved transparency and communication regarding RHNA methodology would enhance public confidence in the process and reduce misunderstandings among member jurisdictions.

RECOMMENDATIONS

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

Based on its investigation described herein, the 2025-2026 Orange County Grand Jury makes the following 20 recommendations:

R1 OCCOG should expand its technical-assistance and training programs, by September 30, 2026, to ensure that all Orange County jurisdictions understand RHNA methodology, statutory obligations, and the implications of noncompliance. (F1, F2, F3, F4)

R2 OCCOG should coordinate a countywide review of sites identified in local Housing Elements, by December 31, 2026, to evaluate whether each site meets state requirements for realistic capacity and development feasibility, supported by a standardized, version-controlled change log. (F3, F4)

R3 OCCOG should develop and publish a comprehensive RHNA Inputs Catalog, by April 30, 2027, prior to drafting the 7th Cycle methodology, documenting all datasets used, their sources, methodological assumptions, and a version-controlled record of changes. (F3, F4)

R4 OCCOG should create a public-facing RHNA Accountability Dashboard, by April 30, 2027, displaying deadlines, responsible agencies, dataset readiness, and upcoming SCAG decision points, to ensure transparency and timely action by jurisdictions. (F16)

R5 OCCOG should request that SCAG and HCD, by December 31, 2026, provide written guidance explaining how HCD's recommendations will be applied in shaping the 7th Cycle RHNA methodology so that jurisdictions can prepare proactively. (F16)

R6 OCCOG should convene a 7th Cycle Technical Working Group, by December 31, 2026, composed of planners, data analysts, and transit experts to pre-evaluate methodology scenarios and deliver unified, countywide recommendations to SCAG. (F3, F6, F15)

R7 OCCOG, all Orange County cities and the County of Orange should reassess the current dues structure, by September 30, 2026, to ensure that OCCOG has the resources necessary to effectively represent Orange County jurisdictions in SCAG processes, including RHNA methodology development and appeals. (F3, F15)

R8 By December 31, 2026, the Orange County Board of Supervisors should partner with cities to evaluate countywide infrastructure capacity—including water, wastewater, flood control, transportation, and public-safety systems—and develop a coordinated regional plan capable of supporting the level of housing growth required under state law. (F6)

R9 By September 30, 2026, the Orange County Board of Supervisors should strengthen its engagement with OCCOG and increase staff support to develop a shared, countywide database of potential housing sites and key development-feasibility factors. (F15)

R10 By June 30, 2027, the Orange County Board of Supervisors should evaluate whether the County should pursue its own independent Metropolitan Planning Organization (MPO) designation for purposes of regional housing planning. (F5, F6, F7, F15)

R11 The County of Orange and each city should ensure consistent participation in SCAG and OCCOG committees by September 30, 2026, including the Technical Advisory Committee (TAC), to strengthen regional representation during RHNA-methodology development. (F3, F4, F15)

R12 The County of Orange and each city should designate a single technical representative, by September 30, 2026, along with an alternate, for all RHNA-related SCAG and OCCOG committees to ensure continuity of participation and eliminate gaps in representation across multiple decision-making bodies. (F4)

R13 OCTA should provide an official, data-frozen countywide transit dataset (GTFS + GIS), by September 30, 2026, to meet OCCOG's analytical needs for 7th Cycle RHNA planning. (F17)

R14 By April 30, 2027, the County of Orange and each city should publish annual monitoring dashboards showing (a) entitlement pipeline conditions, (b) realistic site yield, (c) assembled funding sources for affordable units, and (d) conversion rates from planned capacity to issued permits and completed units, ensuring that County and city-determined capacity assumptions remain aligned with actual production. (F13)

R15 By September 30, 2026, and ongoing, the County Board of Supervisors and all city councils should make a coordinated and sustained effort to educate their constituents about the RHNA process—its requirements, its impact on local planning and community character, and the role residents can play in shaping outcomes. Public education efforts should also include guidance on how community members can effectively engage with the California Legislature and advocate for more realistic, data-driven housing policies. (F1, F7)

R16 By December 31, 2026, all cities should look to enhance their relationships with not-for-profit affordable housing developers to increase the opportunity to develop more affordable housing. (F8, F10, F12)

R17 By September 1, 2026, the City of Huntington Beach should evaluate submitting an appropriate Housing Element to reduce potential exposure to HCD penalties. (F18)

R18 By September 1, 2026, the City of Irvine should ascertain the level of community support for its housing element submission and its impact on the character of its master plan. (F19)

R19 By September 1, 2026, SCAG should conduct a formal review of its RHNA allocation methodology and clearly document, in understandable language, the inputs, assumptions, weighting, and decision points used in the allocation algorithm. This documentation should be publicly released and designed to improve transparency, reduce perceptions of political influence, and enhance public understanding of how allocations are determined. (F21)

R20 By September 1, 2026, SCAG should revise its RHNA appeals process to improve procedural transparency and responsiveness by clearly defining appeal criteria, documenting staff analyses and recommendations, providing written explanations for appeal decisions, and ensuring jurisdictions have meaningful opportunities to present and respond to staff findings. (F22)

RESPONSES CODE

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

Penal Code §933

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

***Penal Code §933.05**.*

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

(1) The respondent agrees with the finding.

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

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

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

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

(3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of

the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.

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

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

RESPONSES

The Orange County Grand Jury requires (or, as noted, requests) the following responses:

OCCOG	90 Day Response Required
Findings	F3, F4, F5, F12, F13, F14, F15, F17
Recommendations	R1, R2, R3, R4, R5, R6, R7, R9, R11, R13
County of Orange, Board of Supervisors	90 Day Response Required
Findings	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations	R7, R8, R9, R10, R11, R12, R14, R15, R16
OCTA	90 Day Response Required
Findings	F16
Recommendations	R13
SCAG	90 Day Response Required
Findings	F3, F4, F5, F12, F13, F14, F15, F17, F20, F21, F22
Recommendations	R5, R11, R19, R20
City of Aliso Viejo	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Anaheim	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Brea	90 Day Response Required

Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Buena Park	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Costa Mesa	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Cypress	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Dana Point	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Fountain Valley	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Fullerton	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Garden Grove	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Huntington Beach	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12, F18
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16, R17
City of Irvine	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12, F19
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16, R18
City of La Habra	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of La Palma	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

City of Laguna Beach	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Hills	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Niguel	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Woods	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Lake Forest	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Los Alamitos	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Mission Viejo	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Newport Beach	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Orange	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Placentia	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Rancho Santa Margarita	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

City of San Clemente	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of San Juan Capistrano	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Santa Ana	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Seal Beach	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Stanton	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Tustin	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Villa Park	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Westminster	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Yorba Linda	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

GLOSSARY AND ACRONYMS

ADU	Accessory Dwelling Unit (ADU) is a secondary, independent housing unit located on the same lot as a primary residence. ADUs are sometimes called granny flats, in-law units, casitas, or backyard homes.
Builder's Remedy	Builder's Remedy is a provision in California's Housing Accountability Act (HAA) that limits a city or county's ability to deny certain housing projects when the jurisdiction does not have a State-compliant Housing Element.
Charter City	Charter City is a city governed by its own locally adopted charter rather than solely by California general law. Under the California Constitution, charter cities have greater authority over municipal affairs, including land use and zoning. However, this authority may be limited when the State determines that a matter, such as housing, is of statewide concern and subject to state law.
COG	Council of Governments (COG) is a regional planning body made up of elected officials from cities and counties within a defined geographic area.
Deed-Restricted	Deed-Restricted refers to a property that is subject to legally recorded limitations or conditions placed on its use, occupancy, or resale. In the housing context, deed restrictions are commonly used to ensure long-term affordability by limiting resale prices, rental rates, or eligible occupants based on income thresholds for a specified period, often several decades or longer.
Deed-in-Lieu	Deed-in-Lieu (of foreclosure) is a voluntary transaction in which a property owner transfers ownership of a property to a lender to satisfy a mortgage debt and avoid foreclosure. While commonly used in the private lending context, the term may appear in discussions of property disposition, distressed assets, or redevelopment-related transactions.
Density Bonus Incentives	Density Bonus Incentives are benefitting that California law (primarily Government Code § 65915) provides to housing developers in exchange for including affordable housing units within a residential or mixed-use project. These incentives make it easier and financially feasible to build affordable housing by allowing developers flexibility beyond local zoning limits.
Equity Component	Equity Component is the requirement that housing need to be allocated in a way that promotes socioeconomic equity, reduces

	segregation, and balances disproportionate household income distributions across jurisdictions.
Fee-in-Lieu	Fee-in-Lieu refers to a payment made as an alternative to fulfilling a low income housing requirements.
Federal Clean Air Act	Federal Clean Air Act (CAA) is the primary U.S. federal law that regulates air pollution to protect public health and the environment. It authorizes the federal government, principally the U.S. Environmental Protection Agency (EPA), to set and enforce standards that limit harmful air pollutants from industrial facilities, power plants, and motor vehicles.
GIS	Geographic Information System (GIS) is a type of software and data system used to map, analyze, and visualize geographic information. Examples: ArcGIS, QGIS which integrates layers of spatial information such as: Parcels, Zoning maps, Transit lines (often imported from GTFS), Flood zones, Environmental constraints, Income and demographic data, RHNA site inventories.
Grand Jury	Grand Jury (GJ) is a legal body empowered to conduct official proceedings to investigate potential criminal conduct and determine whether criminal charges should be brought.
Green State	Green State generally refers to a government or jurisdiction, often a U.S. state, that prioritizes environmental protection, sustainability policies, and climate-focused governance. The term is descriptive, not legal.
GTFS	General Transit Feed Specification (GTFS) is a standardized, machine-readable data format used to describe public transit systems, including Bus routes, Rail lines, Station and stop locations, Service schedules.
General Plan	In California, a city General Plan is a comprehensive, long-term policy document that serves as the legal and policy foundation for all local land-use and development decisions within a city. Adopted by the city council pursuant to California Government Code § 65300 et seq., the General Plan expresses the community's vision for physical development and conservation over time and guides zoning, public investment, and regulatory actions.
HAU	Housing Accountability Unit (HAU) is a specialized enforcement and oversight unit within the California Department of Housing and Community Development created to ensure local governments comply with state housing and homelessness laws and to hold

	jurisdictions accountable for meeting their Husing Element commitments.
HCD	Housing and Community Development (HCD) is California state agency responsible for housing policy, building standards, and the administration of affordable housing and community development programs. It operates under the California Business, Consumer Services and Housing Agency (BCSH).
Housing Element Law (65580-65589.11)	Housing Element Law is California's foundational land-use law requiring every city and county to plan for the housing needs of all economic segments of the community. It is part of each jurisdiction's General Plan and must be regularly updated on a state-mandated cycle.
Joint Powers Authority	A Joint Powers Authority (JPA) is a legal structure used in California (and some other states) that allows two or more public agencies to jointly exercise their powers through a separate, shared entity.
Layered Financing	Layered Financing (sometimes called capital stacking) is a funding approach in which a project—most commonly a real estate or affordable housing development—is financed through multiple sources of capital, each with different requirements, risk levels, repayment terms, and priorities.
Ministerial approval	Ministerial approvals are a type of land-use or development approval in which a government agency must issue the permit automatically once an application meets all the objective, pre-established standards. Because the approval is non-discretionary, officials do not exercise judgment or interpretation, hold public hearings, or evaluate subjective criteria such as neighborhood character or compatibility.
MPO	Metropolitan Planning Organization (MPO) is a regional transportation-planning agency required by federal law in every urbanized area with 50,000 or more people.
OCGJ	Orange County Grand Jury (OCGJ) refers 2025-2026 Orange County Grand Jury.
OCTA	Orange County Transportation Authority (OCTA) is the county transportation planning commission, responsible for funding and implementing transit and capital projects for a balanced and sustainable transportation system.
RHNA	Regional Housing Needs Allocations (RHNA) works with the California Department of Housing & Community Development (HCD) to allocate each jurisdiction's share of required housing across income levels.

RTP	Regional Transportation Plans (RTP) are utilized to coordinate regional transportation, land-use planning, and climate-related planning (e.g., reducing vehicle miles traveled). Data, forecasts, and long-range planning. They provide demographic forecasts, economic analyses, and collaborative regional policies.
State Housing Mandates	State Housing Mandates (Housing Mandates) are legal requirements specifically the Housing Element Law in California, obligating local governments (cities/counites) to adopt plans facilitating the construction of housing across all income levels. These mandates require compliance with Regional Housing Needs Allocation (RNHA) targets forcing localities to zone for rather than necessarily build.
SCS	In California, a Sustainable Communities Strategy (SCS) is a regional land-use, housing, and transportation planning framework prepared by a Metropolitan Planning Organization as part of its Regional Transportation Plan. Required by Senate Bill 375 (2008), the SCS is designed to integrate transportation investments, housing patterns, and land-use policies in a way that reduces greenhouse gas emissions from passenger vehicles while supporting economic development and public health.
Vacancy Factor Rates	Vacancy Factor Rates refer to the percentage of housing units within a defined geographic area that are assumed to be vacant at any given time. In state housing planning, vacancy rates are used as an analytical adjustment to account for normal turnover in the housing market and to ensure availability for new households. Assumed vacancy rates directly affect housing need calculations and can influence required housing production targets.
5th Cycle, 6th Cycle, 7th Cycle	The 5th, 6th, and 7th Cycles refer to sequential eight-year planning periods of the Regional Housing Needs Allocation (RHNA) process mandated by California housing law. • The 5th Cycle generally covered the period from 2013 to 2021 (with timing varying by region). • The 6th Cycle generally covers the period from 2021 to 2029 and includes significantly higher housing allocations statewide. • The 7th Cycle will be the next allocation period following the 6th Cycle and is expected to further shape long-term housing planning requirements for cities and counties. Each cycle establishes projected housing needs that jurisdictions must plan for through their Housing Elements.

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APPENDIX

APPENDIX A: Major Housing Laws & What They Tried to Do[81]

Surplus Land Act (1968; strengthened by AB 1486 in 2019)
Problem addressed: Local agencies often disposed of valuable public land without prioritizing affordable housing.
Solution: The Surplus Land Act requires local agencies to offer surplus sites to affordable housing developers first; AB 1486 (2019) expanded who must comply, added reporting, and created enforceable penalties. HCD now issues binding guidelines and may impose fines.
Role: A siting tool that converts public land near jobs/transit into affordable housing at scale (HCD reports thousands of units proposed/approved under SLA).

Housing Element Law & RHNA (1969; RHNA made mandatory by 1980 AB 2853; repeatedly strengthened)
Problem addressed: Cities historically under-planned for growth or zoned exclusionary, constraining supply across income levels.
Solution: Every city/county must adopt an 8-year Housing Element showing adequate, zoned sites to meet its RHNA allocation by income tier; HCD issues regional need determinations and certifies elements. Enforcement has tightened (HCD's Housing Accountability Unit; fines; referrals to the AG).
Role: The spine of California housing policy—other laws (HAA, SB 35, SB 330, AFFH) enforce or operationalize these plans.

Density Bonus Law (1979; expanded often, incl. AB 1287 in 2023)
Problem addressed: Mixed-income projects often do not pencil without zoning flexibility.
Solution: Grants extra units, incentives/waivers, and reduced parking in exchange for deed-restricted affordable homes; AB 1287 (2023) added a "stackable" bonus on top of the 50% base, enabling up to ~100% bonus with additional very-low/moderate units.
Role: A ubiquitous feasibility lever to deliver affordability in market-rate projects.

Housing Accountability Act (HAA) (1982; strengthened 2017–2019)
Problem addressed: Cities used subjective discretion (e.g., "neighborhood character") to deny otherwise compliant housing.
Solution: Limits denial, density reduction, or infeasible conditions for projects meeting objective standards, unless the city makes specific, evidence-based health/safety findings. 2017–2019 updates raised the burden of proof, added fees/attorney's fees, and clarified "objective standards."
Role: A litigation-backed guardrail ensuring code-compliant housing moves forward—the State's classic "anti-NIMBY" tool.

Redevelopment Agencies (RDAs): Termination and Loss of Local Affordable Housing Funds (2011–2012)
Problem addressed (pre-2012): RDAs used tax-increment financing with a 20% housing set-aside to fund affordable housing; the State later sought budget relief.
Solution: The Legislature passed ABx1 26 (2011); the California Supreme Court affirmed dissolution

[81] Housing Statutes were summarized Microsoft Co-Pilot May 2025 version

effective Feb 1, 2012, shifting property-tax increment, and creating successor agencies to wind down obligations.
Role: Ended a major local funding stream, increasing reliance on density bonus, public land, tax credits, and state programs.

SB 375 (2008) & SB 743 (2013; statewide VMT implementation 2020)
Problem addressed: Sprawl drove VMT and GHGs; CEQA's **Level of Service (LOS)** metric discouraged infill.
Solution: SB 375 requires Sustainable Communities Strategies (SCS) aligning land use and transportation to cut GHGs; SB 743 replaced LOS with VMT in CEQA, favoring infill and multimodal access, with statewide implementation by 2020.
Role: Climate + housing siting framework; housing near jobs/transit faces fewer CEQA hurdles than sprawl.

ADUs (2016–2025 waves): Legalizing "Gentle Density"
Problem addressed: Single-family-only rules and local barriers (parking, minimums) impeded backyard cottages/garage conversions near jobs.
Solution: Successive bills created 60-day ministerial approval, broad parking relief, and standardized rules; HCD's 2025 ADU Handbook consolidates guidance and updates.
Role: A distributed, lower-cost production engine—large, scalable homeowner-led supply statewide.

HCD Law §16884.01 (2017): Establishes Housing Element Compliance Consequences and State Enforcement Authority
Problem addressed: For decades, many cities and counties failed to adopt or maintain HCD-compliant Housing Elements, resulting in chronic under-production of housing, exclusionary zoning practices, and resistance to RHNA obligations. Prior housing law lacked clear, enforceable consequences for noncompliance, allowing jurisdictions to delay, obstruct, or ignore housing planning requirements with minimal risk. This undermined statewide housing policy, fair housing objectives, and public accountability.
Solution: HCD Law §16884.01 clarifies and operationalizes the legal consequences of Housing Element non-compliance, explicitly linking failure to adopt or implement a compliant Housing Element to loss of local land-use discretion and enhanced state oversight. The law affirms HCD's authority to make formal findings of noncompliance and triggers statutory remedies under related housing laws, including limits on down-zoning, exposure to the Housing Accountability Act, and eligibility for "builder's remedy" projects when required conditions are met. It strengthens the enforceability of Housing Element Law by making compliance legally consequential rather than aspirational.
Role: A state enforcement backbone for California's housing planning system, §16884.01 functions as a compliance-triggering provision that gives real effect to RHNA and Housing Element Law. It shifts housing policy from a negotiation-based model to a rule-of-law framework, ensuring that local governments that refuse to plan for housing face predictable, uniform consequences while compliant jurisdictions retain local control. The statute is central to California's modern "Yes In My Backyard" enforcement regime.

SB 35 (2017): Streamlined Ministerial Approval
Problem addressed: Lengthy discretionary review and CEQA litigation stalled production, especially where jurisdictions lagged RHNA.
Solution: Creates a ministerial (CEQA-exempt) pathway in cities not meeting RHNA progress for qualifying infill projects that meet objective standards, affordability, and labor provisions; HCD issued binding guidelines.

Role: A fast lane that translates zoning into approvals within 90–180 days; HCD publishes which jurisdictions are subject.

AB 686 (2018): Affirmatively Furthering Fair Housing (AFFH)

Problem addressed: Persistent segregation and unequal access to opportunity despite fair-housing statutes.

Solution: Requires all public agencies to affirmatively further fair housing and adds new Housing Element duties (analysis of segregation, access to opportunity, displacement risk, equitable siting).

Role: Embeds civil-rights obligations into RHNA/Housing Elements, pushing lower-income housing into high-opportunity areas.

SB 330 (2019; extended by SB 8 to 2030): Housing Crisis Act

Problem addressed: Moving goalposts (new subjective standards), downzoning, unlimited hearings, and loss of protected units increased entitlement risk.

Solution: Freezes new subjective design rules, caps hearings, creates preliminary application vesting, and requires replacement/relocation when protected units are impacted.

Role: Stabilizes entitlements, preserves capacity, and protects renters.

SB 9 (2021): Duplexes & Urban Lot Splits

Problem addressed: Large single-family parcels constrained capacity; owners lacked simple legal paths to add units.

Solution: Requires ministerial approval of up to two units on most single-family lots and allows urban lot splits (with guardrails). Implementation and litigation have been mixed, but SB 9 continues to operate statewide.

Role: Incremental densification in high-opportunity areas (uptake has been modest vs. ADUs).

SB 10 (2021): Local Rezoning for "Missing Middle" Housing

Problem addressed: CEQA-exposed rezonings and voter-approved limits made modest upzoning slow and risky.

Solution: Voluntary tool letting cities zone up to 10 units/parcel on transit-rich or urban infill sites with the rezoning action itself exempt from CEQA; may override local initiative restrictions with a 2/3 council vote.

Role: A local-option upzoning mechanism; note it does not streamline the project approvals that follow.

AB 2011 (2022): Affordable Housing and High Road Jobs Act

Problem addressed: Vast commercially-zoned land sat underused while housing faced discretionary review and CEQA.

Solution: Creates ministerial, CEQA-exempt approvals for qualifying multifamily on commercial corridors via two paths: 100% affordable or mixed-income meeting corridor, site, and labor standards. Effective July 1, 2023.

Role: A production-focused pathway converting retail/office/parking sites into housing statewide.

SB 6 (2022): Middle Class Housing Act (Companion to AB 2011)

Problem addressed: Housing often not allowed on commercial parcels absent a rezoning.

Solution: Allows residential use in many commercial zones (by right as a permitted use) with labor standards; not ministerial/CEQA-exempt on its own (but can combine with other tools). Effective July 1, 2023.

Role: Opens more sites to housing when AB 2011 is not available.

AB 2097 (2022): Eliminating Parking Minimums Near Transit
Problem addressed: Mandatory parking minimums near transit raised costs and reduced housing feasibility.
Solution: Prohibits minimum parking requirements for most projects within ½ mile of a major transit stop (with narrow exceptions); HCD issued a 2025 Technical Advisory for implementation.
Role: Lowers costs and removes a common barrier to infill housing.

SB 423 (2023): Extends & Expands SB 35 Through 2036
Problem addressed: SB 35's 2026 sunset and exclusions (e.g., much of the Coastal Zone) limited reach; many cities still failed RHNA or lacked certified elements.
Solution: Extends SB 35 to 2036, applies streamlining to more jurisdictions and sites (incl. parts of the Coastal Zone), ties eligibility to Housing-Element compliance, and updates affordability/labor standards; allows DGS to administer on State-owned land.
Role: A statewide production accelerator, making the SB 35 fast lane broader and longer-lived.

SB 131 + AB 130 (2025): CEQA & Housing Streamlining (Budget Trailer Bills)
Problem addressed: Infill housing still faced CEQA delays, litigation risk, and inconsistent timelines.
Solution: Establishes new CEQA exemptions for qualifying infill housing (e.g., up to 20 acres, or 5 acres for builder's-remedy sites), streamlined review, and—via the broader package—a temporary freeze on code updates to improve predictability. Effective June 30, 2025.
Role: A modernized CEQA framework that complements HAA/SB 330/SB 35 to speed compliant housing.

Builder's Remedy under HAA (codified/updated 2024–2025)
Problem addressed: Some cities delayed or adopted **non-compliant Housing Elements** to preserve restrictive zoning.
Solution: AB 1893 (2024) and AB 1886 (2024) formalize and clarify the Builder's Remedy: where a jurisdiction lacks a certified element, qualifying projects with required affordability may proceed (with new standards and protections effective Jan 1, 2025).
Role: A blunt enforcement backstop—if a city does not plan properly, it loses discretion to reject compliant affordable projects.

SB 79 (2025): Overrides Local Zoning to Enable Higher-Density Housing Near Transit
Problem addressed: Local zoning caps on height and density near transit stops prevented production of transit-oriented housing even in regions with extensive rail and bus networks.
Solution: Preempts local zoning within ½ mile of qualifying transit stops to legalize multi-story multifamily housing, allowing substantially greater height and density. Creates a statewide TOD framework that can be combined with SB 35, SB 330, the Housing Accountability Act, and the State Density Bonus Law to streamline approvals at lower affordability thresholds.
Role: A land-use preemption tool establishing "as-of-right" higher density near transit so state streamlining laws (e.g., SB 35) can actually deliver buildable transit-oriented projects. It operationalizes California's TOD objectives and supports pro-housing production goals.

AB 507 (2025): Establishes Adaptive Reuse as Use-by-Right With Streamlined Approval
Problem addressed: High commercial vacancy rates and slow, discretionary local approval processes made it difficult to convert underutilized office/retail buildings into housing—despite acute statewide housing shortages.

Solution: Declares adaptive reuse a use-by-right in all zones except non-residential industrial areas and provides ministerial, streamlined approval for eligible projects in existing buildings (generally <50 years old or meeting historic-preservation requirements). Requires income-restricted units (e.g., 8% very low + 5% extremely low, or 15% lower-income for rentals) and allows mixed-use conversions if ≥50% of floor area is residential. Waives parking for portions of buildings without existing on-site parking.
Role: A conversion-focused production tool enabling rapid, CEQA-bypassed adaptive reuse of commercial buildings into housing. Pairs with local incentive programs (e.g., tax-increment-funded Adaptive Reuse Investment Funds starting FY 26-27) to subsidize affordability and unlock large-scale urban reuse.

AB 648 (2025): Exempts Community College Housing from Local Zoning
Problem addressed: Community college districts (CCDs) face severe barriers building student, faculty, and staff housing because local zoning ordinances—unlike UC/CSU—block or delay projects, worsening housing insecurity for the 2M+ community college students, over half of whom experience housing instability.
Solution: Exempts CCD-built student, faculty/staff, and university housing projects on CCD-owned or leased property from local city/county zoning regulations. Requires certain projects with faculty/staff units to include extremely low- and lower-income affordable units. Declares the exemption a matter of statewide concern applying to all cities, including charter cities.
Role: A state-level preemption tool enabling rapid production of student and workforce housing on community college land, eliminating local zoning barriers and aligning CCD authority with UC/CSU to address student homelessness and workforce affordability.

AB 1021 (2025): Expands and Streamlines Workforce Housing on School District Property
Problem addressed: High housing costs prevent school districts from recruiting and retaining teachers and staff; thousands of acres of school-owned land remain underutilized due to zoning barriers, procedural hurdles, and limits on allowable uses.
Solution: Revises and expands the law deeming workforce housing an allowable use on any property owned by a local educational agency (LEA). Requires qualifying projects (≥10 units) to prioritize renting to school employees and the public under a set hierarchy, with a majority of units deed-restricted for lower- or moderate-income households. Applies Housing Accountability Act protections, enables density bonuses, and extends the program to 2036.
Role: A major workforce-housing production tool that cuts red tape, activates school district land for affordable educator housing, and strengthens school staffing stability—particularly in high-need communities where housing costs drive turnover.

AB 253 (2025): Creates a Private Pathway to Speed Up Residential Permit Plan-Checking
Problem addressed: Local building departments often take more than 30 days to complete residential plan checks, creating permitting backlogs that slow housing production, increase project costs, and leave small-scale infill projects stalled.
Solution: Establishes the *California Residential Private Permitting Review Act*, requiring cities/counties to publish residential permit fee schedules and provide applicants with estimated plan-check timelines. If the estimated timeframe exceeds 30 business days (or if no determination is provided within 30 days), applicants may hire a licensed private professional (“private professional provider”) to perform the plan check. Applies to 1–10 unit projects ≤40 ft tall and allows private reviewers to certify compliance via affidavit.

Role: A post-entitlement acceleration tool that cuts through municipal bottlenecks by letting homeowners and builders use certified private reviewers, moving small-scale housing through permitting faster while maintaining local agency oversight.

AB 1308 (2025): Imposes an Inspection "Shot Clock" and Allows Private Inspectors

Problem addressed: Unpredictable and months-long delays in final inspections—framing, electrical, plumbing, final occupancy sign-off—prevent newly built or renovated homes from being occupied, increasing holding costs and slowing the delivery of small-scale housing.

Solution: Requires local building departments to conduct inspections for 1–10-unit projects (≤40 ft) within 10 business days after receiving notice of completion. If the estimated inspection window exceeds 30 days—or no inspection occurs within 30 days—applicants may hire a licensed private professional inspector to complete the inspection and submit an affidavit attesting to code compliance. Also requires cities/counties to post residential permit fee schedules.

Role: A post-entitlement enforcement and delivery tool that ensures housing is not delayed at the final inspection stage. Speeds up occupancy, adds accountability to local inspection offices, and allows builders to default to vetted third-party inspectors when jurisdictions are too slow.

AB 712 (2025): Strengthens Enforcement of State Housing Laws Against Noncompliant Cities

Problem addressed: Local agencies routinely delay, obstruct, or illegally deny housing projects despite state housing reform laws; enforcement is weak, costly for applicants, and slow, enabling jurisdictions to continue violating State Mandates without consequence.

Solution: Creates a robust enforcement framework requiring courts to award attorney's fees and costs to prevailing housing applicants and to impose mandatory fines on violating local agencies. Extends statutes of limitation by 60 days when applicants issue a notice of intent to sue, and bars agencies from requiring applicants to indemnify them for litigation arising from the agency's own violations. Defines "housing reform law" broadly to cover laws protecting housing applicants or limiting local discretion.

Role: A statewide compliance tool that finally gives housing applicants meaningful remedies—and gives local governments financial and legal consequences for ignoring state housing law, thereby enabling real enforcement of the State's pro-housing framework.

SB 808 (2025): Fast-Tracks Judicial Review of Housing Permit Denials

Problem addressed: Cities continue denying compliant housing projects, forcing applicants into a slow judicial review process where litigation delays—often lasting years—kill projects, escalate costs, or allow permits to expire.

Solution: Establishes an expedited writ-of-mandate process for housing permit denials. Requires:

- Local agencies to compile and certify the administrative record within 15 days.
- Courts to set hearings within 45 days and issue decisions within 30 days of submission (or 75 days from filing, whichever comes first).
- Priority scheduling for appeals.
  Allows the applicant, Attorney General, or HCD to file the petition; authorizes temporary judicial assignments to meet deadlines.

Role: A litigation-acceleration tool that prevents local agencies from using procedural delay to kill housing projects, ensuring that California housing laws have immediate, enforceable consequences. Complements AB 712 by enforcing housing rights on the judicial side.

SB 786 (2025): Clarifies Housing Element Law and Strengthens Court Remedies Against Noncompliant Cities

Problem addressed: Conflicts between General Plan elements, vague housing-element rules, and slow litigation processes create uncertainty for cities, courts, and developers—leading to delays, stalled rezoning, and litigation bottlenecks that block housing production.

Solution: Establishes clear hierarchy rules: when General Plan elements conflict—including quantified development standards—the most recently adopted, HCD-certified Housing Element controls. Tightens judicial timelines in Housing-Element challenges:

- Limits continuances to 60 days,
- Requires temporary relief whenever continuances occur,
- Requires HCD to conduct substantial-compliance reviews when local jurisdictions miss required Housing-Element deadlines,
- Extends rezoning compliance timelines to 120 days and mandates sanctions if jurisdictions fail to comply.
  Applies general-plan challenge rules to charter cities.

Role: A statewide governance-and-compliance tool ensuring that Housing Elements actually function as the controlling document, reducing litigation gamesmanship, and compelling jurisdictions to implement rezoning and Housing-Element obligations on enforceable timelines. Complements AB 712 and SB 808 as part of the Attorney General's statewide enforcement strategy.

SB 340 (2025): Expands Emergency Shelter Requirements in Housing Elements

Problem addressed: Emergency shelter planning requirements were outdated and limited, failing to reflect modern shelter models (e.g., navigation centers, recuperative care) and the full range of onsite supportive services needed for effective homelessness response.

Solution: Updates the definition of "emergency shelter" to require housing *with supportive services* (not minimal services) and requires Housing Elements to account for all onsite services consistent with written, objective standards. Imposes new obligations on cities/counties in shelter planning and broadens the Emergency Housing and Assistance Program definition.

Role: A homelessness-response modernization tool ensuring jurisdictions plan realistically for service-rich shelter models within their Housing Elements and zoning designations.

AB 610 (2025): Requires Disclosure of New Local Governmental Constraints in Housing Elements

Problem addressed: Cities and counties were adopting new land-use constraints (fees, ordinances, zoning rules) during Housing-Element cycles without disclosure, undermining RHNA compliance and increasing barriers to housing production.

Solution: Requires a governmental constraints disclosure statement in each Housing Element (7th Cycle onward), identifying all new or amended constraints adopted since the last Housing Element. Prohibits adoption of new constraints unless they were disclosed and the jurisdiction has completed all required programs to remove past constraints (except when mandated by state/federal law). Applies to charter cities.

Role: A transparency and anti-backsliding tool ensuring local governments cannot quietly increase barriers to housing once RHNA obligations are set.

AB 670 (2025): Allows Converted Affordable Units to Count Toward RHNA Reporting

Problem addressed: Cities lacked credit in their Annual Progress Reports (APRs) for preserving or converting multifamily buildings into long-term deed-restricted affordable housing, despite this being a major preservation strategy.

Solution: Expands APR reporting starting in 2027 to allow units converted to affordable housing—with 55-year covenants for low, very low, extremely low, or acutely low income households—to count toward a jurisdiction's RHNA-creditable progress, if they meet specified criteria. Includes detailed new reporting requirements for demolitions, replacement units, and affordable conversions.
Role: A preservation-credit tool aligning RHNA reporting with long-term affordable housing conversion strategies, encouraging cities to preserve expiring-affordability stock.

AB 726 (2025): Allows Cities to Count Substantial Rehabilitation of Affordable Units in APRs
Problem addressed: Deeply affordable older units (often 15+ years old) need major rehabilitation but cities receive *zero RHNA/APR credit* for investing in repairs—causing cities to prioritize new construction instead of preserving aging stock.
Solution: Allows jurisdictions to include substantially rehabilitated deed-restricted affordable units (≥15 years old, ≤45% AMI average affordability, ≥$60k local investment per unit) in APRs. These units cannot be counted toward eligibility for streamlining under SB 35. Updates references to the Office of Land Use and Climate Innovation.
Role: A preservation-incentive tool enabling cities to earn APR credit for rehabilitating deeply affordable units, helping maintain long-term housing quality and prevent affordable-stock losses.

AB 1275 (2025): Extends RHNA Timelines and Aligns Housing Needs with Transportation Plans
Problem addressed: Regional Housing Needs Determinations (RHND) were rushed due to tight timelines (2-year lead time), leading to disputes, insufficient data review, and disconnects between transportation planning and housing allocations.
Solution: Extends RHND timeline from 2 to 3 years before a Housing-Element update (with special rules for 2027–2029 cycles), requires earlier consultation between HCD and councils of governments (COGs), and mandates that RHNA methodology be informed by Sustainable Communities Strategy (SCS) patterns in regional transportation plans. Strengthens integration of job-housing balance, mobility patterns, and fair housing objectives.
Role: A regional-planning alignment tool ensuring RHNA allocations better reflect transportation, climate, and job-housing realities, improving the planning accuracy of future housing cycles.

SB 233 (2025): Requires Earlier State–Regional Consultation for RHNA Determinations
Problem addressed: During prior RHNA cycles, HCD provided regional housing need numbers too late (26-month timeline), leaving councils of governments (COGs) and cities with insufficient time to plan, contributing to widespread late Housing-Element adoption.
Solution: Requires HCD to meet and consult with each COG at least 38 months before a Housing-Element revision (one year earlier than prior law), with special rules for the 7th Cycle. Ensures earlier agreement on RHNA assumptions, methodologies, and data inputs.
Role: A regional-planning coordination tool that expands the planning window for local governments, reducing delays, improving RHNA accuracy, and increasing likelihood of timely Housing-Element compliance.

AB 920 (2025): Requires Centralized Online Portals for Housing Permit Applications
Problem addressed: Local permitting processes were opaque, slow, and inconsistent across cities; applicants could not easily track housing development permits, resulting in delays, confusion, and high administrative burdens.
Solution: Requires cities/counties with populations ≥150,000 to create a centralized online application portal for housing development projects, allowing electronic submissions and real-time status tracking.

Jurisdictions may delay implementation until 2030 only if they begin procurement by 2028. Applies to charter cities.
Role: A statewide digital-permit modernization tool that increases transparency, reduces processing delays, and standardizes how applicants navigate housing approvals.

SB 358 (2025): Reduces Traffic Impact Fees for Transit-Oriented Housing
Problem addressed: Traffic impact fees—often 20% of project cost—were applied using outdated auto-trip assumptions, inflating costs for infill and transit-oriented housing that generates fewer vehicle trips.
Solution: Reforms the Mitigation Fee Act to:

- Require at least 50% fee reductions for qualifying transit-oriented housing,
- Update eligibility criteria (parking maximums, proximity to ≥3 amenities, transit-priority locations),
- Require fee-denial findings to be supported by substantial evidence,
- Remove outdated convenience-retail requirements and proportional-fee provisions.

Role: A cost-reduction and TOD-incentive tool that aligns traffic fees with actual impacts, supporting infill and climate-oriented housing production.

AB 752 (2025): Makes Child Daycare Centers in Multifamily Housing a Use-by-Right
Problem addressed: Cities treated daycare centers co-located with multifamily housing as commercial uses—triggering zoning barriers, business license fees, CEQA review, and inconsistent local requirements, reducing childcare capacity near where families live.
Solution: Makes daycare centers co-located with multifamily housing or community amenities a residential use by right; prohibits business license fees; exempts such centers from CEQA; bars stricter standards on them than those applied to the co-located housing or amenity. Maintains all California licensing and safety requirements.
Role: A childcare-access and land-use integration tool that reduces barriers to collocated daycare centers, supporting housing-adjacent amenities and family-serving communities.

SB 415 (2025): Refines Statewide Warehouse & Logistics Development Standards
(Not a housing production bill but affects land-use and zoning environments related to freight-adjacent communities.)
Problem addressed: AB 98 (2024) established statewide warehouse standards but included ambiguous definitions and inconsistent requirements, creating confusion for local governments, developers, and environmental-justice communities in logistics-heavy regions.
Solution: SB 415 clarifies key definitions (“logistics use development,” “sensitive receptor”), narrows exemptions, updates siting and truck-route standards, refines buffer requirements, and ensures 21st-century warehouses meet applicable sustainable-design standards at permit issuance. Also clarifies where warehouse concentration regions apply.
Role: A land-use-governance and environmental-mitigation tool improving clarity and enforceability of statewide logistics-facility regulations—reducing conflicts between freight operations, housing, and community health.

AB 98 (2024–2025): Establishes Statewide Design, Siting & Environmental Standards for Logistics Facilities
Problem addressed: Warehouse and logistics developments—especially in the Inland Empire—were producing severe air-quality, noise, traffic, and public-health impacts on nearby residential areas, schools, and other sensitive receptors, while local regulations were inconsistent or ineffective.

Solution: Creates California's first statewide design, siting, and operational standards for logistics facilities, including:

- Mandatory buffers (500–900 feet) from sensitive receptors,
- Truck-route and loading-bay orientation requirements,
- Anti-idling measures and cold-storage plug-ins,
- Title 24–level building efficiency standards (solar, EV-readiness),
- 2:1 replacement requirement for recently occupied affordable units demolished,
- Applicability to large new facilities and expansions ≥20% of floor area.
  Compliance required for applications submitted after Sept. 30, 2024, with most standards fully effective Jan. 1, 2026.

Role: A statewide environmental-mitigation and freight-land-use tool aimed at protecting communities while aligning logistics growth with sustainability and public-health goals. AB 98 is foundational to later cleanup legislation (SB 415).

AB 1007 (2025): Cuts Responsible-Agency Permit Deadlines in Half

Problem addressed: Even after cities approved housing projects, state and regional "responsible agencies" (e.g., air districts, water boards) could take months to issue secondary permits, causing ballooning timelines and costs. Shot-clocks for these agencies (90 days) were much longer than those for lead agencies.

Solution: Amends the Permit Streamlining Act to require responsible agencies to approve/disapprove residential, mixed-use, supportive, or farmworker housing permits within 45 days of project approval or application completeness—cutting the prior 90-day deadline in half. Applies statewide, including charter cities.

Role: A permitting-acceleration tool ensuring faster post-entitlement approvals and reducing interagency delays that frequently stall housing construction.

AB 1050 (2025): Allows Removal of Private Covenants Blocking Housing on Commercial Properties

Problem addressed: Commercial parcels often have old CC&Rs and reciprocal easement agreements (REAs) that prohibit residential uses or limit density, preventing commercial-to-housing adaptive-reuse projects—even when allowed under State housing laws like AB 2011.

Solution: Expands existing restrictive-covenant-modification law (previously limited to affordable housing) to **all** qualifying housing developments located on commercial sites, allowing developers to:

- Invalidate covenants that restrict residential use, density, unit count, or occupancy,
- Apply the process to REA**s** as well as CC&Rs,
- Record a Restrictive Covenant Modification Document after county counsel review.

Does not authorize projects inconsistent with state housing laws.

Role: A statewide barrier-removal tool enabling adaptive reuse of commercial corridors and shopping centers into housing by preempting private land-use restrictions.

SB 92 (2025): Closes Loopholes in the Density Bonus Law for Mixed-Use Projects

Problem addressed: Developers exploited the Density Bonus Law to exceed commercial FAR and build oversized hotel-heavy or visitor-serving mixed-use projects with minimal housing (e.g., San Diego "Project Vela").

Solution: Reforms Density Bonus Law by:

- Limiting commercial FAR increases under DBL to **≤2.5×** base zoning,
- Prohibiting incentives/waivers for transient lodging (hotels, motels, B&Bs) except residential hotels,

- Requiring ≥2/3 of mixed-use square footage to be residential to qualify,
- Maintaining full affordability thresholds for bonus eligibility.
  Effective Jan. 1, 2026 (with grandfathering for pre-application projects).

Role: A guardrail tool ensuring Density Bonus Law is used to build actual housing—not oversized hotel or commercial space leveraged through affordable-unit "tokenism."

AB 87 (2025): Prevents Density Bonus Incentives for Hotel Components of Mixed-Use Projects
Problem addressed: Developers were using DBL concessions (height, FAR, parking waivers) to benefit hotel components of mixed-use projects, diluting the State's housing incentives and enabling visitor-serving developments that undermined local zoning.
Solution: Clarifies that DBL incentives may not be applied to hotel/motel/visitor-serving portions of a mixed-use project. Makes parallel conforming amendments to align with SB 92 if both bills are enacted. Applies statewide, including charter cities.
Role: A housing-priority tool reinforcing that density bonuses are for residential production—not for hospitality or tourism development.

APPENDIX B: Orange County Housing Mandate Survey Questions

Q1 What is your city's 6th-cycle RHNA allocation, and does your Housing Element plan exceed that number? If so, by how much, and what factors influenced the decision to exceed the allocation?
Q2 If the RHNA mandate were not in place, how would your housing plan differ? Would it still meet the demand for low-income housing?
Q3 What strategies has your city used to inform and engage residents about the state housing mandate? How do you measure the effectiveness of these outreach efforts?
Q4 What are the implications of recent state legislation on R-1 single-family zoning for your city's land-use policies and community character?
Q5 What are the most significant challenges your city faces in meeting RHNA requirements? In what ways has OCCOG supported your efforts to overcome these challenges?
Q6 Do you anticipate achieving your approved Housing Element goals by the end of the 6th cycle in 2030? What factors will most influence your success or shortfall?
Q7 What additional information would you like to provide us regarding this topic?

APPENDIX C: Responsibilities

Responsibilities of OCCOG

Mission Statement:

The Orange County Council of Governments (OCCOG) convenes jurisdictions throughout Orange County to collaboratively address land use, housing, mobility, energy, air quality, and water issues, and to ensure that Orange County is effectively represented in regional and state decision-making. Through sound governance, impartial analysis, and regional coordination, OCCOG delivers value to its member agencies and the residents of Orange County.
Core Responsibilities:

1. Sub-Regional Planning and Coordination
   a. Serves as Orange County's official sub-regional planning organization within the six-county SCAG region.

   b. Leads the preparation of required regional and sub-regional planning documents that allow Orange County jurisdictions to compete for state and federal funding. [occog.com], [occog.com]
2. Regional Representation and Advocacy
   a. Ensures Orange County's interests are represented in regional policy development by coordinating the county's representation on the SCAG Regional Council and committees.
   b. Works to align countywide perspectives on policy issues affecting transportation, housing, sustainability, and infrastructure.
3. Housing, Transportation, and Sustainable Communities Planning
   a. Supports housing and transportation planning coordination, including RHNA-related activities and implementation discussions.
   b. May serve as the lead agency for a sub-regional Sustainable Communities Strategy if Orange County elects to pursue one under SB 375, consistent with SCAG's Regional Transportation Plan.
4. Technical Analysis, Studies, and Data Support
   a. Conducts countywide and sub-regional studies, prepares technical reports, and provides data-driven analysis to support policymaking by member agencies.
   b. Develops best-practice guidance (e.g., Complete Streets, mobility and infrastructure tools) for voluntary adoption by cities and the County.
5. Intergovernmental Collaboration and Consensus-Building
   a. Functions as a forum for cooperation among cities, the County, and special districts on issues of shared concern.
   b. Facilitates coordination on funding strategies, infrastructure planning, and policy alignment without supplanting local land-use authority.[82]

Responsibilities of SCAG

Mission Statement

The Southern California Association of Governments (SCAG) serves as the regional planning agency for Southern California, coordinating among local, regional, state, and federal partners to advance transportation, housing, land-use, and environmental planning that supports sustainable growth, economic vitality, social equity, and improved quality of life for the region's diverse communities.

SCAG's mission is to lead collaborative regional planning by developing and implementing integrated transportation, housing, and sustainability strategies; allocating regional housing needs; ensuring compliance with state and federal planning requirements; and providing data, technical assistance, and policy guidance to its member jurisdictions to address Southern California's long-term growth challenges.[83]

Responsibilities of HCD

Mission Statement (Primary)

The California Department of Housing and Community Development (HCD) works to ensure safe, affordable, and sustainable housing opportunities for Californians by administering housing programs,

[82] Orange County Council of Governments
[83] Home | Southern California Association of Governments

shaping statewide housing policy, and enforcing housing laws to promote equity, environmental quality, and community stability across the state.

HCD's mission is to lead and implement California's housing policy by determining regional housing needs, reviewing and enforcing Housing Element compliance, administering state and federal housing funds, and holding local jurisdictions accountable for fulfilling their obligations under state housing law.[84]

[84] California Department of Housing and Community Development

CITY of CYPRESS
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September 22, 2026

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

City of Cypress Response – California State Housing Mandates

Dear Honorable Judge Hanson,

The City of Cypress has received and reviewed the above-reference Grand Jury Report. In accordance with the Grand Jury's request, the City of Cypress respectfully submits the following response.

Findings:

F1. In recent years, the California Legislature has enacted an unusually large and burdensome volume of housing-related laws intended to strengthen compliance with State Housing Mandates.

The City agrees with the finding.

F2. Housing Mandates are implemented through a RHNA process that often lacks transparency and relies on complex methodologies that are difficult for local officials and the public to understand or meaningfully challenge.

The City agrees with the finding.

F4. Meaningful participation by Orange County cities in both OCCOG and SCAG meetings is critical to ensuring that local perspectives are represented during the development and implementation of Housing Mandates policies.

The City partially agrees with the finding. The City of Cypress actively participated in, and continues to participate, with OCCOG and SCAG, however that participation did not materially change the policies passed by the legislature regarding housing mandates.

Leo Medrano, *Mayor*

Kyle Chang, *Mayor Pro Tem* - **David Burke,** *Council Member* - **Bonnie Peat,** *Council Member* - **Rachel Strong Carnahan,** *Council Member*

F5. SCAG's 6th Cycle RHNA assigned Orange County a questionable total of 183,861 housing units for the 2021–2029 planning period, with higher allocations concentrated in cities with major population and employment centers.

The City partially disagrees with the finding. The City cannot assess whether Orange County's total RHNA allocation was appropriate. However, Cypress was assigned 3,936 units, which the City considers disproportionate to its size and available development capacity. SCAG's methodology also characterized Cypress as a "jobs-rich" community without providing a sufficiently clear explanation of how that designation translated into the City's allocation.

F6. RHNA allocations are unrealistic and not attainable within the current planning cycle due to limited available land, built-out urban conditions, infrastructure constraints, environmental factors, and public health and safety requirements.

The City agrees with the finding as it pertains to the City of Cypress. This is a partial list of constraints. There are other market-driven factors which limit housing production.

F7. Residents in Orange County consistently express a desire for local planning decisions to reflect community priorities, including but not limited to neighborhood character, safety considerations, the environment and open-space preservation.

The City agrees with the finding as it pertains to the City of Cypress.

F8. California's regulatory construction costs (i.e. permitting fees) present substantial challenges for private housing developers—particularly those delivering affordable units.

The City disagrees with the finding. Permitting costs and fees are a very small percentage of the overall cost of a housing project when compared to other costs such as land acquisition, materials, and labor.

F9. The cost of constructing a single affordable housing unit in California typically ranges from approximately $500,000 to $800,000 per unit when fully complying with current state regulations. New low-income housing is generally not financially feasible without public subsidy.

The City partially agrees with the finding. Development of new housing affordable to lower-income households generally requires some form of public subsidy or financial assistance. However, the City cannot independently verify the stated per-unit construction cost range or determine what portion of those costs is attributable to state regulations.

F10. Prior to their dissolution in 2012, redevelopment agencies served as a primary mechanism for cities and counties to finance affordable housing and related infrastructure. The loss of redevelopment has reduced cities' ability to support construction of affordable units.

The City agrees with the finding.

F11. Because public subsidy is limited and highly competitive, cities seeking to produce meaningful quantities of low-income housing must rely in part on private development incentives, often resulting in higher overall development densities and unit counts than the RHNA allocation.

The City partially agrees with the finding. Even utilizing density bonus private incentives, it is difficult to meet meaningful quantities of affordable housing. Separately, RHNA is a housing planning target, not a limit on the number or density of units that may be developed at a given location. Even with available incentives, the City anticipates significant challenges in meeting its RHNA allocation, particularly in the lower-income categories.

F12. The 6th Cycle RHNA methodology included numerous technical inputs published by SCAG and HCD; however, these inputs were highly complex and difficult for cities to interpret or independently verify.

The City agrees with the finding.

Recommendations:

R7. OCCOG, all Orange County cities and the County of Orange should reassess the current dues structure, by September 30, 2026, to ensure that OCCOG has the resources necessary to effectively represent Orange County jurisdictions in SCAG processes, including RHNA methodology development and appeals. (F3, F15)

The City will not implement this recommendation because it is not applicable. The City defers to OCCOG to assess its dues structure and if it can effectively represent Orange County jurisdictions in the SCAG process.

R8. By December 31, 2026, the Orange County Board of Supervisors should partner with cities to evaluate countywide infrastructure capacity—including water, wastewater, flood control, transportation, and public-safety systems—and develop a coordinated regional plan capable of supporting the level of housing growth required under state law. (F6)

The City will not implement this recommendation because it is not applicable. The City will support the County in evaluating infrastructure in relation to the capacity for housing growth.

R9. By September 30, 2026, the Orange County Board of Supervisors should strengthen its engagement with OCCOG and increase staff support to develop a shared, countywide database of potential housing sites and key development-feasibility factors. (F15)

The City will not implement this recommendation because it is not applicable. The City will support OCCOG and the County of Orange with their efforts as appropriate.

R11. The County of Orange and each city should ensure consistent participation in SCAG and OCCOG committees by September 30, 2026, including the Technical Advisory Committee (TAC), to strengthen regional representation during RHNA-methodology development. (F3, F4, F15)

This recommendation has been implemented. The City of Cypress has a designated staff person to participate in SCAG, OCCOG, and TAC committees.

R12. The County of Orange and each city should designate a single technical representative, by September 30, 2026, along with an alternate, for all RHNA-related SCAG and OCCOG committees to ensure continuity of participation and eliminate gaps in representation across multiple decision-making bodies. (F4)

This recommendation has been implemented. The City of Cypress has one technical representative on housing matters that participates in OCCOG and SCAG meetings.

R14. By April 30, 2027, the County of Orange and each city should publish annual monitoring dashboards showing (a) entitlement pipeline conditions, (b) realistic site yield, (c) assembled funding sources for affordable units, and (d) conversion rates from planned capacity to issued permits and completed units, ensuring that County and city-determined capacity assumptions remain aligned with actual production. (F13)

The City will not implement this recommendation. The City already submits annual housing production and permitting data to HCD, which makes the information publicly available. Realistic site yield and affordable housing funding are project-specific and cannot be reliably determined before a development is proposed. A separate City dashboard would be duplicative and would not provide additional information.

R15. By September 30, 2026, and ongoing, the County Board of Supervisors and all city councils should make a coordinated and sustained effort to educate their constituents about the RHNA process—its requirements, its impact on local planning and community character, and the role residents can play in shaping outcomes. Public education efforts should also include guidance on how community members can effectively engage with the California Legislature and advocate for more realistic, data-driven housing policies. (F1, F7)

The recommendation has been partially implemented. The Housing Element process includes extensive public outreach regarding RHNA, State housing law, and local planning impacts. The City Council also reviews the Housing Element Annual Progress Report at a public meeting each year. The City's role is to provide accurate, objective information and opportunities for public participation - not to influence residents' views or direct them on how to advocate before the State Legislature.

R16. By December 31, 2026, all cities should look to enhance their relationships with not-for-profit affordable housing developers to increase the opportunity to develop more affordable housing. (F8, F10, F12)

This recommendation has been implemented. The City of Cypress prides itself on having good relationships with all developers regardless of the type of development.

The City of Cypress would like to thank the Grand Jury for addressing this issue. Should you have any questions or need additional information, please contact Shannon DeLong, City Manager, at adm@cypressca.org.

Regards,

Leo Madrano
Mayor
City of Cypress

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **8.**

FROM: Kyle Webber, Senior Planner

DATE: 09/22/2026

SUBJECT: **Site Plan Review and Tentative Tract Map for a 112-Unit Townhome Development at 4691 Katella Avenue**

RECOMMENDATION

Adopt Resolutions approving Site Plan Review No. 2025-01 and Tentative Tract Map No. 19413 for a 112-unit townhome development at 4691 Katella Avenue, subject to the attached Conditions of Approval, and finding the project exempt from California Environmental Quality Act requirements.

SUMMARY

Melia Homes, Inc. submitted an application to develop 112 two-story attached townhome-style condominium units on an approximately 7.33-acre site at 4691 Katella Avenue, the site of the former Los Alamitos Seventh-Day Adventist Church.

As discussed below, the project is recommended for approval because it complies with the requirements of the Cypress Town Center and Commons Specific Plan 3.0, the Cypress Municipal Code, and the Subdivision Map Act.

DISCUSSION

Project Description

Melia Homes is requesting approval to develop 112 two-story attached townhome-style condominium units on an approximately 7.33-acre site located at 4691 Katella Avenue, which is currently developed with the former Los Alamitos Seventh-day Adventist Church. The site is located in the Mixed-Use (Town Center/Medium Density Residential) District of the Cypress Town Center and Commons Specific Plan 3.0.

The project consists of 16 two-story buildings with five floor plans ranging from 1,566 to 2,068 square feet. The units include three or four bedrooms. The project also includes common landscaping, recreational and open space areas, parking, internal circulation, stormwater facilities, and related site improvements.

Regulatory Control and Required Discretionary Actions

The project site is located within the Cypress Town Center and Commons Specific Plan 3.0 in the Mixed-Use (Town Center/Medium Density Residential) District. Medium-density residential development, including condominiums and townhomes, is permitted by-right in this district.

Site Plan Review No. 2025-01 is required to review the site layout, architecture, parking, landscaping, open space, circulation, and related improvements. Tentative Tract Map No. 19413 is required to subdivide the property for condominium purposes and facilitate the sale of individual units.

Relationship to the Cypress Town Center and Commons Specific Plan 3.0 Project

Although the project site is currently owned by the Los Alamitos Race Course, it contains a former church and is physically and functionally separate from the operating racetrack. Melia Homes submitted its application before the City Council approved the Specific Plan 3.0 Buildout Project, and the application has proceeded independently from the LARC entitlements, except that the Melia project was included in the EIR's project description and environmental analysis.

Had the LARC EIR not been prepared, the Melia project would have been exempt from environmental review since it is less than 10 acres in size. By including the project in the EIR, the City subjected it to a more comprehensive environmental review and made it subject to the EIR's applicable mitigation measures.

Irrespective of the LARC application review process, the Melia application would have continued through the City's development review process. The project does not require the racetrack to close and will not interfere with its current operations. The racetrack has not established a closure date, and, as discussed during the LARC public hearings, complete buildout of the racetrack property could take up to 15 years.

On August 25, 2026, the City Council approved the Cypress Town Center and Commons Specific Plan 3.0 Buildout Project, including Vesting Tentative Tract Map No. 19247 and a development agreement, and certified the associated Environmental Impact Report (EIR). The Melia application preceded the LARC approvals, and the LARC development agreement will not become effective until October 8, 2026. However, Melia Homes has agreed to comply with the development agreement provisions applicable to the property and all applicable mitigation measures identified in the EIR. Accordingly, the project will be developed consistently with the Specific Plan 3.0 Buildout Project and the applicable requirements of the development agreement and Specific Plan.

Development Standards

The following table summarizes the project's compliance with the development standards applicable to medium-density residential development within the Mixed-Use (Town Center/Medium Density Residential) District of the Specific Plan:

Standards	**Required**	**Proposed**
Minimum Parcel Area	No minimum	7.33 acres
Minimum Parcel Width	No minimum	~ 270 ft

Maximum Allowable Density	15 du/ac	112 units*
Maximum Height	3 stories / 35 ft	2 stories / 28.5 ft
Minimum Front Setback	20 ft	23 feet
Minimum Side/Rear Setbacks	10 ft	15ft 3in / 10ft 4in
Parking	1 garage space + 0.25 unassigned open spaces / unit = 140 spaces	224 garage spaces + 47 open spaces = 271 total
Minimum Open Space	400 sf/unit = 44,800 sf	69,347 sf
Lot Coverage	60%	40.8%

*The project site is 7.33 net acres after the Moody street dedication. The Specific Plan gross parcel area is 7.58 acres.

Surrounding Land Uses

The project site is bound by the following uses:

Direction	Land Use	Zoning
North	Los Alamitos Race Course parking lot	PS - CTCC Specific Plan 3.0
South	Commercial	Planned Business Park (PBP)
East	Multi-family Residential	Planned Business Park (PBP)
West	Multi-family Residential	Planned Business Park (PBP)

SITE PLAN AND DESIGN REVIEW

Building Design and Architecture

The purpose of the Site Plan Review is to evaluate the project's overall layout and design, including building placement, on-site circulation, pedestrian access, parking, open space, landscaping, and architecture. The project is designed as an integrated residential development organized around private internal drive aisles. Pedestrian walkways connect the residential buildings with common open space and recreational amenities, providing functional on-site circulation and pedestrian access throughout the development.

The project incorporates a contemporary Spanish architectural style featuring stucco finishes, concrete tile roofs, varied roof forms, articulated elevations, and enhanced entry treatments. These elements provide visual interest and establish a cohesive architectural character throughout the development. As conditioned, the site layout, pedestrian connections, open space, recreational amenities, and building design comply with the applicable design requirements.

Access and Parking

To provide access to the project site, Moody Street (Siboney Street) will be improved up to the site's northern boundary, to its ultimate 100-foot right-of-way. The roadway

improvements include extension of the landscaped center median, two travel lanes in each direction, a six-foot-wide bicycle lane with a five-foot-wide buffer on each side of the street, and an eight-foot-wide landscaped parkway and sidewalk area. A crosswalk will also be installed on the north side of the project driveway to provide pedestrian access east to the Trader Joe's shopping center.

The improvements will provide vehicular access between the project site and Katella Avenue. Upon future buildout of the Specific Plan area, Moody Street will be extended northward and connect to Cerritos Avenue. Private internal drive aisles will provide access to the residential units, common areas, parking areas, and emergency-access routes. The project requires 140 parking spaces and provides 271 spaces, consisting of 224 garage spaces and 47 uncovered spaces.

Landscaping and Open Space

The project includes common landscaped areas, pedestrian walkways, private patios, and a central recreation area with a pool, cabanas, lounge seating, shade structure, fire pit, lawn area, picnic tables, and related amenities. The project requires 44,800 square feet of open space and provides 69,347 square feet. Landscaping will be installed by the developer and maintained by the homeowners association.

TENTATIVE TRACT MAP

The application proposes to subdivide an existing lot into eight lots for condominium purposes. The map includes Lots 1 through 6 for residential condominium development, Lot A for the private street and internal circulation, and Lot B for common recreation and stormwater improvements. As conditioned, Tentative Tract Map No. 19413 is consistent with the City's subdivision requirements, the Subdivision Map Act, the General Plan, and Specific Plan 3.0.

ENVIRONMENTAL REVIEW

LSA prepared a consistency analysis for the project pursuant to CEQA Guidelines. The consistency analysis concluded that the project falls within the development analyzed in the certified EIR, and will not result in environmental effects that were not previously analyzed. As noted above, all applicable mitigation measures and regulatory compliance measures from the Specific Plan 3.0 EIR are incorporated into the conditions of approval.

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 and to the New Dutch Haven and Carrier Row housing tracts in Los Alamitos (a condition of the Cottonwood Church Settlement Agreement). In addition, the notice was posted on the City's website, City facilities,and the project site.

As of the date of the City Council meeting, no public comments have been received. Written communication submitted by 3:00 p.m. on September 22, 2026, 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. Continuing the public hearing and directing staff to work with the applicant to resolve the issues; or

2. Continuing the public hearing, making findings for denial and directing staff to return to City Council with a resolution for denial.

BUDGET IMPACT

None.

LEGAL REVIEW

The City Attorney reviewed this staff report and attachments.

APPROVED BY: Shannon DeLong, City Manager

Attachments

SPR Resolution
TTM Resolution
Exhibit A - Conditions of Approval
Vicinity Map
Tentative Tract Map
Architectural Design Site Plan
EIR Consistency Memo

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, APPROVING SITE PLAN REVIEW NO. 2025-01 FOR THE DEVELOPMENT OF 112 TWO-STORY ATTACHED TOWNHOME-STYLE CONDOMINIUM UNITS AND ASSOCIATED PARKING, LANDSCAPING, OPEN SPACE, AND ONSITE CIRCULATION ON A 7.33-ACRE SITE LOCATED AT 4691 KATELLA AVENUE WITHIN THE CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN 3.0.

WHEREAS, the City Council of the City of Cypress has considered an application submitted by Melia Homes, Inc. ("Applicant"), for the development of 112 two-story attached townhome-style condominium units and associated parking, landscaping, open space, and onsite circulation on a 7.33-acre site (the "Project"); and

WHEREAS, the Project requires the following to be approved by the City Council: Site Plan Review No. 2025-01 and Tentative Tract Map No. 19413; and

WHEREAS, an application was filed for approval of a Site Plan Review for the Project in accordance with the provisions of Section 5.8 of the Cypress Town Center and Commons Specific Plan 3.0 ("Specific Plan"); and

WHEREAS, in accordance with Section 5.8 of the Specific Plan, the recommendation of the Director of Community Development with respect to the Site Plan was reported in the City Council staff report dated September 22, 2026; and

WHEREAS, in accordance with Section 5.8 of the Specific Plan, the City Council has reviewed the findings and recommendation with respect to the Site Plan for the Project; and

WHEREAS, the City Council, after proper notice thereof, on September 22, 2026, held a duly noticed public hearing on the application and took public testimony; and

WHEREAS, the Project is statutorily exempt from additional California Environmental Quality Act review pursuant to CEQA Guidelines Section 15183 because the 112-unit townhome development is consistent with the applicable land use, density, and development assumptions established by the Cypress Town Center and Commons Specific Plan 3.0, for which the City certified an Environmental Impact Report on August 25, 2026, and will implement all applicable mitigation and regulatory compliance measures; and

WHEREAS, the City Council finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, DOES HEREBY RESOLVE, based upon substantial evidence taken from the administrative record and at the public hearing, AS FOLLOWS:

SECTION 1. Findings. Pursuant to Section 5.8.5 of the Specific Plan, the City Council finds, after due study and deliberation, that the following circumstances exist:

1. The proposed project is compatible with the intent and purpose of this Specific Plan and the regulations herein.

   The site is located in the Mixed-Use (Town Center/Medium Density Residential) District, which permits medium-density residential development, including condominiums and townhomes. The Project complies with the applicable development standards for density, height, setbacks, parking, open space, and lot coverage, and the site plan incorporates internal circulation, pedestrian connections, landscaped common open space, recreation amenities, and related site improvements. The buildings also incorporate a cohesive contemporary Spanish architectural style with stucco finishes, concrete tile roofs, varied rooflines, decorative entry treatments, and articulated building facades. With approval of the conditions included in Exhibit "A," the Project is compatible with the intent and purpose of the Specific Plan and the regulations therein.

2. Development pursuant to the site plan will not be materially detrimental to the public health, safety or general welfare.

   With approval of the conditions included in Exhibit "A," the Project will not be materially detrimental to the public health, safety or general welfare. The site plan provides internal circulation, emergency access, parking, pedestrian connections, common open space, landscaping, stormwater improvements, and related site improvements to support the proposed residential use. The Project provides 271 parking spaces where 140 spaces are required, which will accommodate residents' and guest parking on site and reduce potential parking impacts to surrounding areas. The Project also provides 69,347 square feet of open space where 44,800 square feet is required, including common landscaped areas and recreation amenities that support the livability of the development.

SECTION 2. CEQA. The City Council finds that the Project is statutorily exempt from additional California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15183. The City certified the Cypress Town Center and Commons Specific Plan 3.0 Environmental Impact Report on August 25, 2026. The Project is consistent with the applicable land use, density, and development standards established by Specific Plan 3.0 and would not result in project-specific significant environmental effects that were not previously analyzed or substantially more severe than evaluated in

the certified EIR. The Project will implement the applicable mitigation measures and regulatory compliance measures identified in the *Melia Homes Lot 14 Project Consistency Analysis*, prepared by LSA and dated August 26, 2026, as incorporated into the Conditions of Approval attached hereto as Exhibit "A." Therefore, the City Council has determined that no further environmental review is required pursuant to CEQA Guidelines Section 15183.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Cypress hereby approves Site Plan Review No. 2025-01, subject to the applicable conditions included in Exhibit "A". The decision of the City Council is final and conclusive as to all things involved.

PASSED, APPROVED and ADOPTED by the City Council of the City of Cypress at a regular meeting held on the 22nd day of September, 2026.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

I, LISA BERGLUND, 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 22nd day of September, 2026, by the following roll call vote:

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

_____

CITY CLERK OF THE CITY OF CYPRESS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 19413 TO FACILITATE A 112-UNIT TOWNHOME DEVELOPMENT AT 4691 KATELLA AVENUE WITHIN THE CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN 3.0 AND FINDING THE PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS.

WHEREAS, the City Council of the City of Cypress has considered an application submitted by Melia Homes, Inc. ("Applicant"), for Tentative Tract Map No. 19413 ("TTM No. 19413") to subdivide an approximately 7.33-acre site located at 4691 Katella Avenue within the Cypress Town Center and Commons Specific Plan 3.0, into eight lots for condominium purposes to facilitate a 112-unit townhome development (the "Project"); and

WHEREAS, the Project requires the following to be approved by the City Council: Site Plan Review No. 2025-01 and Tentative Tract Map No. 19413; and

WHEREAS, on September 22, 2026, the City Council held a duly noticed public hearing and accepted testimony regarding TTM No. 19413; and

WHEREAS, TTM No. 19413 has been reviewed by the City's Engineer and the Orange County Fire Department with recommended conditions of approval; and

WHEREAS, the Project is statutorily exempt from additional California Environmental Quality Act review pursuant to CEQA Guidelines Section 15183 because the 112-unit townhome development is consistent with the applicable land use, density, and development assumptions established by the Cypress Town Center and Commons Specific Plan 3.0, for which the City certified an Environmental Impact Report on August 25, 2026; and

WHEREAS, the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, the Cypress Municipal Code, the Cypress Town Center and Commons Specific Plan 3.0, and the Subdivision Map Act; and

WHEREAS, the City Council finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The proposed map does not warrant rejection based upon the criteria for rejection in the Cypress Subdivision Ordinance, the City's General Plan, the Cypress Zoning Ordinance, or Sections 66473.5, 66474.6 and 66474 of the Subdivision Map Act:

A. The map is consistent with the site's General Plan land use designation of Specific Plan Area and the Cypress Town Center and Commons Specific Plan 3.0.
B. The proposed subdivision is hereby found and determined to be consistent with the City of Cypress General Plan.
C. The site is physically suitable for the type of development. The Project meets all required development standards.
D. The site is physically suitable for the density of development. The site is governed by the Cypress Town Center and Commons Specific Plan 3.0 and is located in the Mixed-Use (Town Center/Medium Density Residential) District. The Specific Plan allows medium-density residential development at a maximum density of 15 dwelling units per acre. With development of 112 residential units, the maximum allowable density for non-senior, market-rate residential development will not be exceeded. Further, the Project meets all development standards as outlined in the Specific Plan.
E. The design of the subdivision and the proposed improvements are not likely to result in substantial adverse environmental impacts or substantially and avoidably injure fish or wildlife or their habitat. Environmental impacts associated with development of this parcel were analyzed in the certified Final EIR, and the Project is statutorily exempt from additional environmental review pursuant to CEQA Guidelines Section 15183.
F. The design of the subdivision will not cause serious public health problems. Sewer discharge requirements will occur pursuant to Section 66474.6 of the Subdivision Map Act.
G. The design of the subdivision or the type of improvements will not unreasonably interfere with the free and complete exercise of a public entity and/or public utility rights-of-way and/or easements within the tract map. Existing and proposed easements, rights-of-way, access rights, utilities, and related improvements will be preserved, dedicated, relocated, or otherwise addressed as required by the conditions of approval and final map review.

SECTION 2. CEQA. The City Council finds that the Project is statutorily exempt from additional California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15183. The City certified the Cypress Town Center and Commons Specific Plan 3.0 Environmental Impact Report on August 25, 2026. The Project is consistent with the applicable land use, density, and development standards established by Specific Plan 3.0 and would not result in project-specific significant environmental effects that were not previously analyzed or substantially more severe than evaluated in the certified EIR. Therefore, the City Council has determined that no further environmental review is required pursuant to CEQA Guidelines Section 15183.

SECTION 3. NO NET LOSS LAW. The Project site is located within the CTCC Mixed Use (Town Center/Medium Density Residential) Housing Element inventory area and was identified with a capacity of 79 moderate-income units and 147 above moderate-income units, for a total capacity of 226 units. The Project provides 112 above moderate-income units. The City Council finds that approval of Tentative Tract Map No. 19413 will not result in a net loss of residential capacity pursuant to Government Code Section 65863 (No Net Loss Law) because the City retains adequate remaining sites inventory capacity to accommodate its remaining RHNA for lower- and moderate-income households. The City's remaining RHNA and sites inventory capacity are provided in the table below.

	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Remaining Capacity (units)	1,290	782	581	957	3,610
Remaining RHNA (units)	1,125	651	568	878	3,222

NOW, THEREFORE BE IT FURTHER RESOVED that the City Council of the City of Cypress hereby approves Tentative Tract Map No. 19413, subject to the conditions of approval attached hereto as Exhibit "A" and incorporated herein by this reference. The decision of the City Council is final and conclusive as to all things involved.

PASSED, APPROVED and ADOPTED by the City Council of the City of Cypress at a regular meeting held on the 22nd day of September, 2026.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

I, LISA BERGLUND, City Clerk of the City of Cypress, DO HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the City Council held on the 22nd day of September, 2026, by the following roll call vote:

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

_____
CITY CLERK OF THE CITY OF CYPRESS

EXHIBIT "A"

SITE PLAN REVIEW NO. 2025-01
AND
TENTATIVE TRACT MAP NO. 19413

RE: 4691 Katella 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. This approval is granted for Site Plan Review No. 2025-01 and Tentative Tract Map No. 19413, including the site plan, architectural plans, landscape plans, tentative map, and related project plans on file with the Planning Division ("the plans"). 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 Community Development Director, in consultation with the City Engineer as applicable. (*Planning*)

1.3. 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, Chapter 4 (Section 21000 et seq., including but not limited to Sections 21152 and 21167). The City shall promptly notify the applicant of any claim, action, or proceeding brought within this time period. *(City Attorney)*

1.4. The applicant's contractor(s) shall provide the City with a Certificate of Insurance on a City approved certificate of insurance evidencing a comprehensive liability insurance policy with a combined single limit of not less than $500,000 each occurrence in connection with the work to be performed by the applicant's contractor(s). Such certificate of insurance shall name the City, its City Council, City officers, members of City boards or commissions, City agents and employees, as additional Named Insureds with respect to any claim, action, damage, liability and expense, including attorneys' fees, arising out of or related to the work to be performed under the development executed by the applicant's contractor(s) and the 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. *(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 issuance of any certificate of occupancy. (*Planning*)

1.7. All applicable conditions of approval shall be complied with prior to final map recordation, issuance of permits, and/or occupancy, as specified in these conditions. *(Planning)*

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

1.9. The applicant shall comply with all applicable obligations, requirements, and timing provisions set forth in the Cypress Town Center and Commons Specific Plan 3.0 Buildout Project Development Agreement and the conditions of approval for Vesting Tentative Tract Map No. 19247. These conditions of approval are in addition to, and do not supersede, amend, or limit, those obligations. (*Planning, City Attorney*)

1.10. These conditions of approval shall be binding upon the applicant, property owner, and their successors, transferees, and assigns. The obligations set forth herein shall run with the land and shall apply to all future owners and developers of the property subject to Site Plan Review No. 2025-01 and Tentative Tract Map No. 19413, unless modified by the City in accordance with applicable law. *(Planning, City Attorney)*

1.11. These conditions of approval apply to Site Plan Review No. 2025-01 and Tentative Tract Map No. 19413. References to the "final map" in these conditions mean the final map for Tentative Tract Map No. 19413, unless a condition expressly references Vesting Tentative Tract Map No. 19247 or the 19247 Final Map. These conditions do not supersede any applicable conditions or obligations of Vesting Tentative Tract Map No. 19247 or the Development Agreement for the Cypress Town Center and Commons Specific Plan 3.0 Buildout Project. (*Planning*)

1.12. Within 48 hours of the approval of this project, the applicant shall deliver to the Community Development Department a check payable to the County Clerk-Recorder in the amount of $50.00 for the County administrative fee, to enable the City to file the Notice of Exemption pursuant to Fish and Game Code Section 711.4 and California Code of Regulations, Title 14, Section 753.5. If, within such 48-hour period, the applicant has not delivered to the Community Development Department the check required above, the approval for the project granted herein shall be void. (*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. A copy of the approved Conditions of Approval shall be included in all development plans submitted to the City. *(Planning)*

2.3. At least two weeks prior to 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)*

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

2.5. The developer shall establish a homeowners 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 Community Development Director prior to recordation. *(Planning)*

2.6. All CC&Rs and any reciprocal easement agreements shall be submitted to City staff prior to recordation for review, recommendation, and approval to assure continuous maintenance applicability, responsibility, and enforceability. The CC&Rs shall assign responsibility to the homeowners association for the maintenance of areas held in common, including private streets, drive aisles, parking areas, common landscaped areas, recreation and open space areas, stormwater and water quality improvements, walls and fences, lighting, and related common amenities and improvements. *(Planning)*

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

2.8. Prior to recordation of the final map, the applicant shall submit all documents necessary to establish ownership, maintenance, access, utility, drainage, and easement rights for common areas, private streets or drive aisles, recreation and open space areas, stormwater and water quality facilities, utilities, and related improvements, to the satisfaction of the Community Development Director, City Engineer, and City Attorney, as applicable. *(Planning, Engineering, City Attorney)*

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 vehicles. *(Planning)*

2.10. The CC&Rs for the project shall include a section requiring all required open guest parking spaces to be unassigned and prohibiting guest parking spaces 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. Solid waste collection methods and container locations shall be approved by the City's solid waste hauler, City Engineer, and Community Development Director. Unless otherwise approved, the condominium development shall maintain individual trash, recycling, and organics containers for each unit on site. The CC&Rs shall include provisions restricting the storage location of individual containers to the interior of garages, except the evening prior to and the day of trash pick-up service. Individual trash containers shall be contracted through the City's disposal services contractor. *(Planning, Public Works)*

2.14. Any expansion or modification of the approved site plan, building elevations, tentative map, condominium plan, common area configuration, or approved site improvements beyond what is approved as part of this project shall require review and approval by the City in accordance with applicable law. *(Planning)*

2.15. All project amenities and common areas shall be available for use by all residents of the development and shall be maintained by the homeowners association in accordance with the approved plans and CC&Rs. *(Planning)*

3. Environmental Measures

3.1. All mitigation measures and regulatory compliance measures identified as applicable to the Melia Homes Lot 14 Project, located at 4691 Katella Avenue, in Attachments A and B to the *Melia Homes Lot 14 Project Consistency Analysis*, prepared by LSA and dated August 26, 2026, are hereby incorporated as conditions of approval for this project. The applicant shall demonstrate compliance with the applicable mitigation measures and regulatory compliance measures at the timing and monitoring milestones identified in Attachments A and B, to the satisfaction of the City department or responsible agency identified therein. Applicable mitigation measures include AIR-1, AIR-2, GEO-1, GEO-2, GEO-3, GHG-1, TRA-1, TCR-1, TCR-2, TCR-3, and TCR-4. *(Planning)*

3.2. A copy of the approved Conditions of Approval and the applicable mitigation measures and regulatory compliance measures identified in Attachments A and B to the *Melia Homes Lot 14 Project Consistency Analysis* shall be included in all development plans submitted to the City. *(Planning)*

4. Architecture

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

4.2. All architectural treatments shall be constructed as illustrated on the approved plans and renderings. The final exterior color scheme, including stucco color, trim color, roof materials, and accent materials, shall be submitted to City staff for review and approval prior to installation or painting. *(Planning)*

4.3. 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 adjacent property limits. All parking area 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 0.5 foot candles. *(Planning)*

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

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

4.6. Ground-mounted air conditioning equipment, transformer boxes, backflow devices, water valves, and similar utility equipment shall be placed in locations acceptable to the Community Development Director and shall be adequately screened from public view. Plant material is acceptable as screening material where appropriate. *(Planning)*

4.7. Roof and building drainpipes and downspouts shall be incorporated in an architecturally compatible manner, including location and color, to the satisfaction of the Community Development Director. *(Planning)*

4.8. The developer shall submit final wall and fence plans for review and approval by the Community Development Director prior to issuance of building permits. Walls and fences shall be consistent with the approved plans and compatible with the architectural design of the development. (*Planning)*

4.9. If community trash enclosures are required for the development, the enclosures shall be designed to screen bins from public view, use materials consistent and compatible with the project architecture, and comply with applicable water quality requirements. The location and materials shall be subject to approval by the Community Development Director, City Engineer, and the City's solid waste hauler. *(Planning, Engineering, Public Works)*

5. Signage

5.1. The developer shall submit a plan showing the design and location of any proposed monument, entry, wayfinding, directional, or other project signage, which shall be subject to review and approval by the Community Development 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)*

5.2. 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 Municipal Code and Zoning Ordinance. The developer shall take appropriate measures to ensure that sign illumination does 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)*

5.3. Changeable copy or lettering on any freestanding sign face is prohibited unless separately reviewed and approved by the City in accordance with applicable law. *(Planning)*

6. Landscaping

6.1. A detailed landscape and automatic irrigation plan shall be submitted to the Cypress Planning Division for review and approval at least 30 days prior to installation. In addition, a bond shall be posted with Public Works to guarantee against defects in plant materials and workmanship for work within the public right-of-way, 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)*

6.2. All landscape areas shall comply with the City’s water efficiency ordinance as well as the water efficient requirements of the Cypress Zoning Code. *(Planning)*

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

6.4. Landscaping shall be installed by the developer and maintained by the homeowners association in accordance with the approved landscape plans and CC&Rs. *(Planning)*

7. Operational

7.1. Exterior storage is specifically prohibited, except for temporary construction storage authorized by the City or storage within enclosed garages or other areas expressly approved by the Community Development Director. *(Planning)*

7.2. Parking areas, drive aisles, fire lanes, and internal circulation areas shall be used solely for vehicular parking, circulation, emergency access, and access to units and common areas, unless otherwise approved in writing by the Community Development Director, City Engineer, or Fire Authority, as applicable. *(Planning, Engineering, OCFA)*

7.3. Common open space, recreation areas, pedestrian walkways, and related amenities shall be maintained for their intended use and shall not be converted to storage, vehicle parking, or other unapproved uses. *(Planning)*

7.4. 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)*

8. Property Maintenance

8.1. All walls, fences, and trash enclosures shall be maintained free of significant surface cracks, dry rot, warping, missing panels or blocks, graffiti, or other conditions that detract from the appearance of the property. *(Planning)*

8.2. 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)*

8.3. Each vacant lot shall be enclosed with fencing and screening along its property lines in a manner that secures the lot from unauthorized access and maintains the property in a clean, neat, and orderly condition. All fencing and screening shall be maintained in good condition. Any images, logos, branding, or other custom fence screening shall require review and approval by the Community Development Department. *(Planning)*

8.4. The property shall be maintained free of the accumulation of trash and debris. Trash and debris associated with the permitted uses are to be stored solely in designated trash enclosures. *(Planning)*

9. Orange County Fire Authority

9.1. 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 OCFA. The development review does not imply or express approvals on any subsequent plan submittal. *(OCFA)*

9.2. 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. *(OCFA)*

Prior to OCFA clearance of a final map or issuance of a precise grading permit or building permit, if a grading permit is not required:

- Fire Master Plan (service code PR145)
- Alternative Methods and Materials (AM&M) request (PR910) due to hose pull deficiencies.

Prior to issuance of a building permit:

- Fire sprinkler system (service codes PR400-PR465)

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. 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 OCFA. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by OCFA may be found by visiting ocfa.org on the Planning and Development Section homepage.

9.3. Temporary/Final Occupancy Inspections: Prior to issuance of a 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 requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150. *(OCFA)*

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

9.5. Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from 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. *(OCFA)*

10. Fees

10.1. The applicant will be subject to, but not limited to, the following fees on the latest Cypress Master Fee Schedule at the time of permit application: *(Engineering)*

- Building, mechanical, electrical, and plumbing permit and plan check fees;
- Citywide and regional traffic impact fees;
- Grading and Public Works permit and plan check fees;
- Park Development Fee;
- Orange County Sanitation District sewer connection fees; and
- Other applicable City, regional, or agency fees required for the project.

11. Engineering

11.1. 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)*

11.2. 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 said easements, the subdivider shall furnish a copy of the proposed easement to the City Engineer for review and approval. *(Engineering)*

11.3. 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)*

11.4. The applicant shall notify the City Engineer in writing if any changes to parcel/tract map are proposed during the plan check process. Permits shall not be issued until the City Engineer has reviewed and approved the proposed changes for conformance with the intent of the City Council's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement may be required. *(Engineering, Planning)*

11.5. 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)*

11.6. The City shall not accept ownership, operation, or maintenance responsibility for any streets, storm drains, water lines, or sewer utilities within the development until all such infrastructure has been fully constructed, inspected, and formally approved as meeting all current City Standards and Specifications. Prior to City acceptance and the release of faithful performance bonds, the Applicant shall submit "as-built" record drawings certified by a registered civil engineer and provide a one-year maintenance bond guaranteeing the infrastructure against defects. *(Engineering)*

12. Landscaping within the Public Right-of-Way

12.1. The applicant or successor in interest shall maintain all landscaping, irrigation, and trees planted in the public right-of-way and roadway parkways located along the frontages of their properties in a working, healthy and safe condition. This obligation shall remain in effect unless and until a master homeowners association is established and legally assumes the maintenance obligation through a recorded agreement or

other instrument approved by the City. The applicant, successor in interest, or project homeowners association shall remain responsible for the maintenance of these areas until the City confirms in writing that the obligation has been transferred. *(Engineering, Maintenance)*

12.2. Prior to the issuance of any Certificate of Occupancy, the property owner shall record an instrument which obligates the project Homeowner's Association's participation in the future Master Covenant Instrument for the maintenance, operation and repair of: (a) the Lots 5/6 Park, (b) landscaping, irrigation, and water quality best management practices devices and improvements, within public rights-of-way (including medians and parkways), (c) green trails and bike paths; (d) utilities metered to the publicly owned portions of the property and (e) signs on the Public Property, in accordance with Section 6.3 of the Development Agreement for the Specific Plan 3.0 Buildout Project associated with Vesting Tentative Tract Map 19247. *(Engineering, Maintenance)*

13. Sewer and Wastewater

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

13.2. 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*)

13.3. Prior to issuance of any Certificate of Occupancy, proposed public sewer lines must be constructed to meet the requirements of the City Design Standards for Sewer Facilities and must be approved and accepted by the City Engineer. (*Engineering*)

13.4. All sewer lines (including mains and laterals) within private lots/properties, up to the point of connection to the City owned/maintained sewer line, shall be private sewer lines and shall be owned, 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 up to the point of connection to the City owned/maintained sewer line. *(Engineering)*

13.5. All sewer main lines shall be inspected and cleared at least once every twenty-four (24) months as part of the Homeowners Association's maintenance requirements. All sewer laterals shall be inspected and cleared as needed. The Homeowner's Association must inspect and clear any sewer lines as necessary if backups or overflows are reported. CC&Rs for the project shall include provisions to establish and enforce these sewer maintenance requirements. *(Maintenance)*

14. Street Trees

14.1. Trees shall be planted within the public right of way in accordance with the approved street landscape plan subject to the approval of the City Engineer. *(Engineering)*

14.2. The applicant or successor in interest shall trim all trees in the public right-of-way along the property frontage 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. This obligation shall remain in effect unless and until a master homeowners association is established and legally assumes the maintenance obligation through a recorded agreement or other instrument approved by the City. The applicant, successor in interest, or project homeowners association shall remain responsible for the maintenance of these areas until the City confirms in writing that the obligation has been transferred. *(Maintenance)*

14.3. The applicant or successor in interest shall maintain and irrigate all trees in the public right-of-way along the property frontage to maintain the trees in a healthy and safe condition. This obligation shall remain in effect unless and until a master homeowners association is established and legally assumes the maintenance obligation through a recorded agreement or other instrument approved by the City. The applicant, successor in interest, or project homeowners association shall remain responsible for the maintenance of these areas until the City confirms in writing that the obligation has been transferred. *(Maintenance)*

15. Street Lighting

15.1. Prior to issuance of any Certificate of Occupancy, the proposed public streetlights on Moody Street shall be installed, inspected and approved. *(Engineering)*

16. Streets

16.1. Prior to the recordation of the final map, the applicant shall install new driveway approaches that are compliant with the American Disabilities Act. 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)*

16.2. 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. *(Engineering)*

16.3. The applicant shall submit a street design plan 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)*

16.4. 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)*

16.5. Certificates of Occupancy shall not be granted until all roadway and utility improvements (including pavement, sidewalk, curb and gutter, sewer and storm drain, striping, signage, bike facilities and traffic control devices, landscaped parkways, medians, street trees, irrigation, street lighting, and water quality treatment devices) on Moody Street, from Katella Avenue to the project limits, have been completed in accordance with the Conditions of Approval for the Vesting Tentative Tract Map 19247 and accepted by the City in writing. *(Engineering)*

17. Subdivisions

17.1. This approval 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 Director of Community Development 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*)

17.2. All proposed street names for newly created streets, whether public or privately owned, shall be subject to the approval of the City. The developer shall submit to the Director of Community Development a list of three proposed names and the new street names shall be taken from this list or as recommended by City staff. New streets that align with existing streets shall use the existing street name. Building addresses shall be assigned by the City Building Division. *(Planning, Engineering, Building & Safety)*

17.3. Prior to the recordation of the final map, the developer shall place on the map an offer of irrevocable dedication, in a form and language acceptable to both the City Engineer and City Attorney, for the 14-foot-wide strip of land along the Moody Street frontage for public street right-of-way purposes. The area shall be owned and maintained as a private street until acceptance of the offer and the street is constructed to the City's public street standards as determined by the City Engineer. *(Engineering)*

18. Traffic

18.1. 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)*

18.2. 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)*

19. Utilities

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

19.2. The applicant shall install all new underground utility services prior to the installation of the final 2-inch cap of the asphalt pavement. All new asphalt pavement shall have a moratorium of 3 years. *(Engineering)*

19.3. All new utility meters shall be installed on private property and shall not be located on any existing or future public right of way. *(Engineering)*

19.4. Arterials shall be crossed by boring only. In public streets, lateral open cuts spaced within 20 feet of each other shall be covered with a two-inch continuous asphalt concrete cap. *(Engineering)*

19.5. All proposed utility, storm drain, or sewer connections shall be reviewed and approved by the agency or utility who owns and operates the service. *(Engineering)*

20. Drainage

18.1. Prior to issuance of any grading/drainage permits, 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.

18.2. The applicant shall construct an underground stormwater detention basin in accordance with City standards and as approved by the City Engineer. The stormwater detention basin will be privately owned and maintained. *(Engineering)*

18.3. Prior to issuance of any Certificate of Occupancy, proposed public storm drains must be constructed to meet City Standards and must be approved and accepted by the City Engineer. *(Engineering)*

21. Storm Water Quality – National Pollutant Discharge Elimination System

21.1. Development must be undertaken in accordance with 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.

21.2. 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.

21.3. 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.

21.4. 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 provide 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).

21.5. 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.

21.6. 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.

21.7. 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.

21.8. 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.

21.9. 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.

21.10. 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.

21.11. 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, 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 developer’s expense.

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

21.13. The owner or association shall maintain all post-construction stormwater quality improvements per the approved Water Quality Management Plan (WQMP).

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

21.15. 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.

21.16. 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.

21.17. 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.

21.18. Any site plan review 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 Protection Agency (USEPA) presently or in the future.

21.19. 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.

21.20. 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.

21.21. 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.

21.22. 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.

22. Building and Safety

22.1. 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*)

22.2. 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*)

22.3. 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)*

22.4. 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 release of the grading permit. *(Building & Safety)*

22.5. 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)*

23. Security

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

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

23.3. The CC&Rs 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)*

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

23.5. Landscaping adjacent to pedestrian walkways, streets, garage fronts, and unit entrances shall be designed and maintained to remain low-profile and to avoid creating concealment locations. Trees and bushes within common areas shall be maintained to preserve clear sightlines throughout the development. *(Police Department)*

23.6. Common recreation areas, including the multipurpose lawn, pocket park with barbecue areas, and recreation area, shall maintain unobstructed sightlines from surrounding residences and roadways. Seating areas shall be visible from multiple vantage points and adequately illuminated during evening hours. *(Police Department)*

24. Solid Waste

24.1. The applicant shall construct new or modify its existing trash enclosure structures to house all required solid waste containers (trash, recycle, organics) and possess a solid covered roof that prohibits stormwater to enter and then discharge from the enclosure. *(Public Works, Water Quality)*

24.2. 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*)

24.3. 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*)

24.4. 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)*

24.5. 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)*

Tentative Tract Map No. 19413

Project Site
4691 Katella Avenue

N



VICINITY MAP

TENTATIVE TRACT NO. 19413

FOR CONDO PURPOSES
IN THE CITY OF CYPRESS
COUNTY OF ORANGE, STATE OF CALIFORNIA
TAIT & ASSOCIATES, INC. APRIL 2026
EXISTING SITE PLAN

TITLE REPORT:

TITLE COMPANY: – FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE ORDER NO. : – NHSC–6812721
COMMITMENT DATE: – OCTOBER 8, 2025
TITLE OFFICER: – HEATHER PANKEY
E–MAIL: – HPANKEY@FIRSTAM.COM

LEGAL DESCRIPTION:

PARCEL A:

BEING A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2019–01, RECORDED JANUARY 23, 2020 AS INSTRUMENT NO. 20200000306339 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM, ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UNDERLYING THE PROPERTY, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF THE PROPERTY, OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE, ITS SUCCESSORS OR ASSIGNS, BY QUITCLAIM DEED RECORDED AUGUST 6, 2001 AS INSTRUMENT NO. 20010534711 OF OFFICIAL RECORDS.

PARCEL B:

BEING A PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. 2017–01, RECORDED MAY 9, 2018 AS INSTRUMENT NO. 20180000168853 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING FROM A PORTION THEREOF, ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UNDERLYING THE PROPERTY, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF THE PROPERTY, OR INTERFERE WITH THE USE THEREOF BY GRANTEE, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NOT CONDUCT ANY MINING ACTIVITIES OF WHATSOEVER NATURE ABOVE A PLANE 500 FEET BELOW THE SURFACE OF THE PROPERTY, AS RESERVED BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION RECORDED DECEMBER 31, 2003 AS INSTRUMENT NO. 2003001534651 OF OFFICIAL RECORDS.

ALSO SHOWN AS LOT 2 OF LOT LINE ADJUSTMENT 2025–02, IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED 3/10/2026 AS INSTRUMENT NO. 2026000070127, O.R. AND LOT 14 OF VESTING TENTATIVE TRACT MAP NO. 19247 RECORDED IN BOOK _____, PAGES _____, INCLUSIVE OF MAPS, BOTH RECORDS OF THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

EXISTING NUMBER OF LEGAL LOTS: 1 PER LLA 2025-02

RECORDED 3/10/2026 AS INSTRUMENT NO. 2026000070127, O.R.

PROPOSED NUMBER OF LOTS: 8

ALSO SHOWN AS PARCEL 2 OF LLA 2025-02 & LOT 14 OF VTTM NO. 19247

TITLE NOTES:

1. THESE PROPERTIES ARE SUBJECT TO ALL EASEMENTS AND AGREEMENTS DESCRIBED IN THE SUBJECT TITLE REPORTS.
2. ALL LOCATABLE EASEMENTS OF RECORD SHALL BE SHOWN ON THE FINAL MAP(S).

NOTES:

1. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SHALL BE PREPARED TO ADDRESS THE SITE ACCESS, COMMON PARKING, MAINTENANCE, CROSS LOT UTILITY LATERALS, SIGNAGE AND WATER QUALITY MAINTENANCE.
2. AN EXISTING HYDROLOGY STUDY HAS BEEN PREPARED FOR THE PROJECT SITE.
3. THE BOUNDARY SHOWN HEREON IS BASED FROM EITHER RECORD INFORMATION OR CALCULATED RECORD INFORMATION.
4. THIS MAP SHALL COMPLY WITH ALL PROVISIONS AS APPROVED BY THE VOTERS PERTAINING TO THE SPECIFIC PLAN 3.0.
5. MOODY ST FROM KATELLA AVE TO NORTH PROPERTY LINE OF TR 19413 TO BE AN IRREVOCABLE OFFER OF DEDICATION TO CITY OF CYPRESS.
6. PROJECT SITE IS SUBJECT TO APPLICABLE BUILDING AND SAFETY 2022 CALIFORNIA CODES, 2022 CALIFORNIA ENERGY CODE, AND 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE OR LATEST VERSION OF CODES.

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.

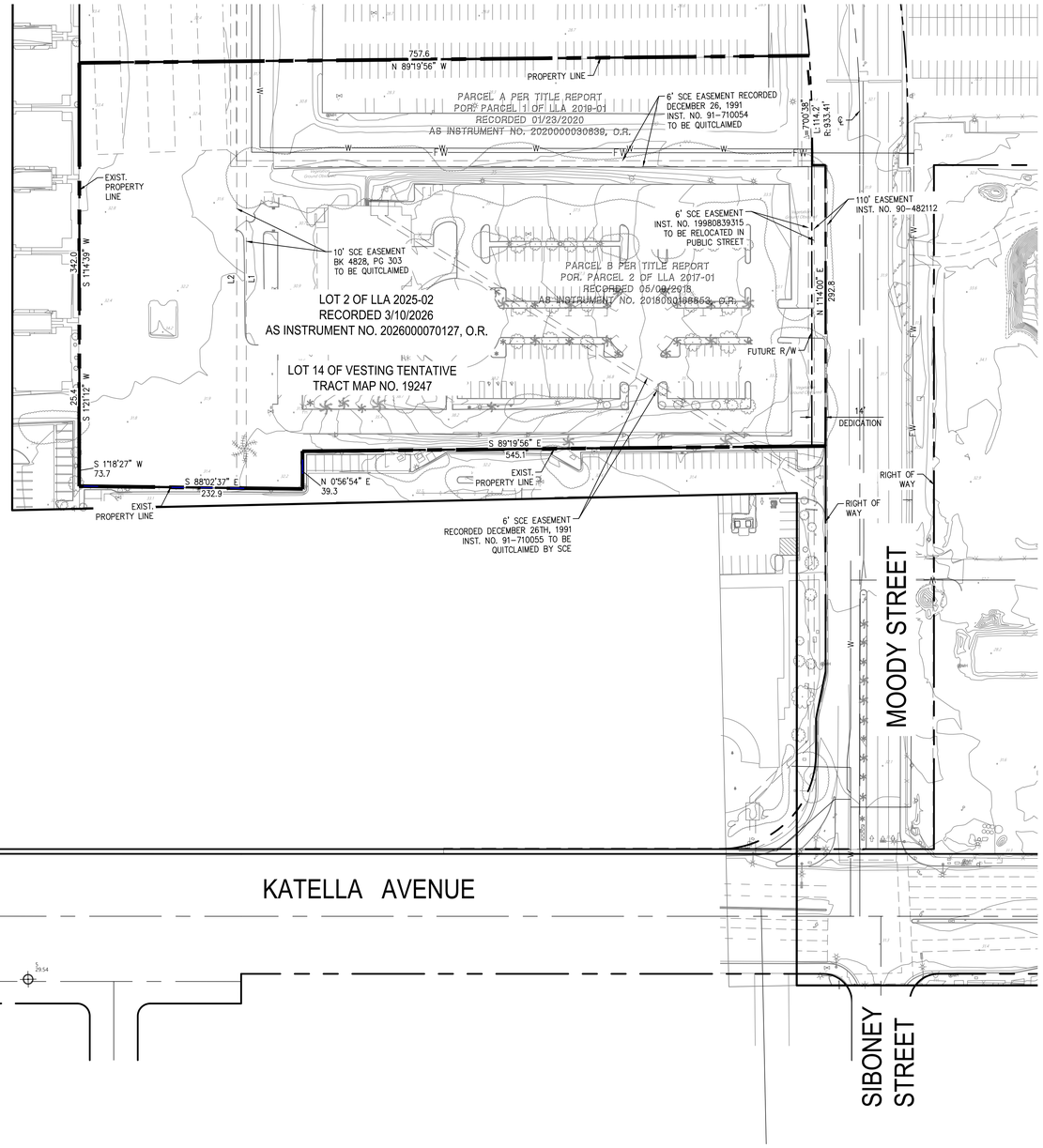
OWNER: Melia Homes Inc.

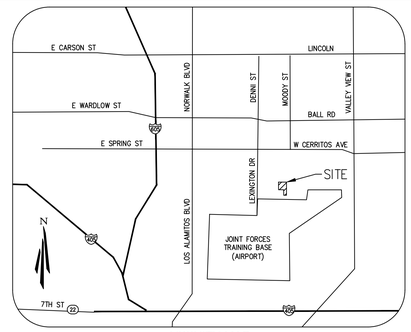
BY: Chad Brown DATE: 4/8/26

UTILITY PURVEYORS:

CONTRACTORS SHALL NOTIFY ALL UTILITY AGENCIES CONCERNED A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. INCLUDING BUT NOT LIMITED TO:

UNDERGROUND SERVICE ALERT (USA)	811
CITY OF CYPRESS	
KEITH CARTER (TRAFFIC)	714–229–6750
ENGINEERING	714–229–6740
(INSPECTION)	714–229–6740
SOUTHERN CALIFORNIA EDISON CO.	
DAVID SHERMAN	714–870–3219
AT&T	
YVETTE MARTINEZ – GAROFANO	714–666–5692
GOLDEN STATE WATER COMPANY	
STAN YARBROUGH	562–535–8010 EXT. 320
COMCAST	
ESPIE CHAVEZ	562–259–2192
TIME WARNER CABLE	
TONY TREJO	714–903–8296
SOLID WASTE: VALLEY VISTA SERVICES	
CUSTOMER SERVICE DEPARTMENT	800–442–6454





VICINITY MAP
N.T.S.

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
1	EXISTING SITE PLAN
2	PROPOSED SUBDIVISION
3	PROPOSED SECTIONS
4	CONCEPTUAL SITE PLAN
5	CONCEPTUAL GRADING PLAN
6	MOODY STREET EXTENSION PER VTM 19247
7	CONCEPTUAL WATER & SEWER PLAN
8	CONCEPTUAL STORM DRAIN PLAN
9	CONCEPTUAL WQMP
10	DETAILS
11	PUMP DETAILS

LEGEND:

PROPERTY LINE
CENTERLINE
RIGHT OF WAY
EASEMENT LINE
33 EXISTING CONTOURS

ABBREVIATIONS:

℄	CENTER LINE
ℙ	PROPERTY LINE
R/W	RIGHT–OF–WAY
WM	WATER METER
PP	POWER POLE
FH	FIRE HYRANT
ST	STREET LIGHT
(E)	EXISTING

LINE TABLE	
NUMBER	LENGTH
L11	29.00
L12	35.00
L13	319.00
L14	325.00
L21	529.16
L22	534.00

N

GRAPHIC SCALE
0' 30' 60' 120' 240'
(IN FEET)
1 inch = 60 ft.
CONTOUR INTERVAL = 1-FOOT

PROFESSIONAL LAND SURVEYOR MICHAEL FURLONG No. 8899 STATE OF CALIFORNIA

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

MICHAEL FURLONG, PLS 8899
LICENSE EXPIRES: 12-31-27

4/7/26
DATE

NO	DESCRIPTION	BY	DATE
1	UPDATED TTM PER CITY COMMENTS	JM	11/14/25

REVISIONS

TAIT & ASSOCIATES
Since 1964
701 North Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
Santa Ana Sacramento Denver Dallas
San Luis Obispo Riverside Irvine

TENTATIVE TRACT NO. 19413
EXISTING SITE PLAN
CYPRESS, CA 90720

DRAWN: TAIT
DATE: 02/25/2026
CHECKED: JV
DATE: 02/25/2026
REVISION #:
DATE:
JOB NO. SP8338D

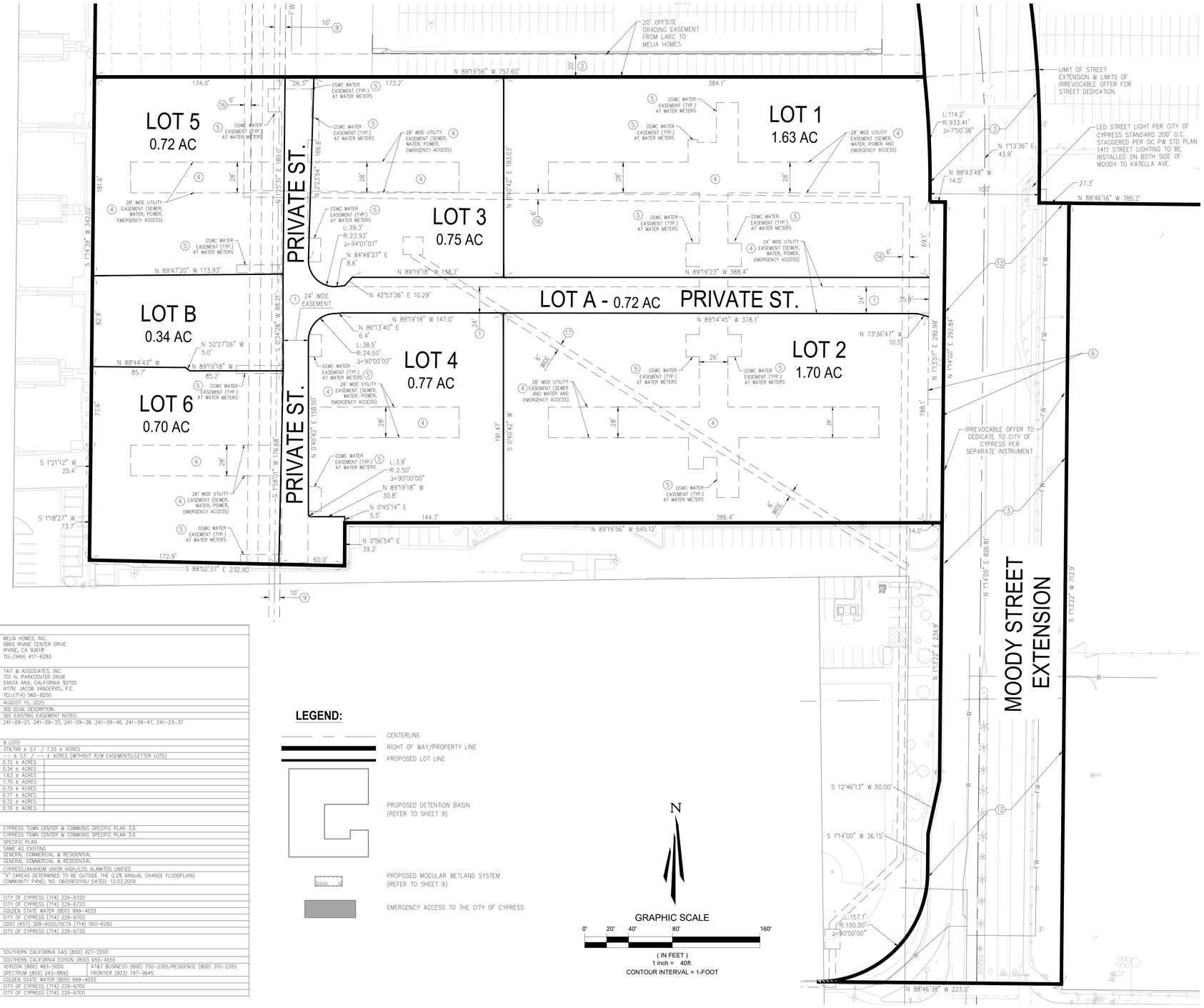
1 of 11

Apr 08, 2026 – 3:40pm by jmoreside K:\Drawings\SP\SP8338D – Cypress\Survey\Office\Tentative Map\SHEET 1 – Cypress – TTM Existing.dwg

9/9/2025 Internal Review

TENTATIVE TRACT NO. 19413

FOR CONDO PURPOSES
IN THE CITY OF CYPRESS
COUNTY OF ORANGE, STATE OF CALIFORNIA
TAIT & ASSOCIATES, INC. MARCH 2026
PROPOSED SUBDIVISION



PROJECT DATA	
OWNER/DEVELOPER:	MELIA HOMES, INC. 9860 IRVINE CENTER DRIVE IRVINE, CA 92618 TEL:(949) 417-6283
ENGINEER:	TAIT & ASSOCIATES, INC. 701 N. PARKCENTER DRIVE SANTA ANA, CALIFORNIA 92705 ATTN: JACOB VANDERVIS, P.E. TEL:(714) 560-8200
DATE OF PREPARATION:	AUGUST 15, 2025
EXISTING LEGAL DESCRIPTION:	SEE LEGAL DESCRIPTION
EXISTING EASEMENTS	SEE EXISTING EASEMENT NOTES
ASSESSOR'S PARCEL NUMBERS:	241-09-21, 241-09-37, 241-09-38, 241-09-46, 241-09-47, 241-23-37
PROPOSED NUMBER OF LOTS:	8 LOTS
TOTAL EXISTING GROSS AREA:	319,198 ± S.F. / 7.33 ± ACRES
TOTAL EXISTING NET AREA:	-- ± S.F. / -- ± ACRES (WITHOUT R/W EASEMENTS/LETTER LOTS)
LOT A: PRIVATE STREET	0.72 ± ACRES
LOT B:	0.34 ± ACRES
LOT 1:	1.63 ± ACRES
LOT 2:	1.70 ± ACRES
LOT 3:	0.75 ± ACRES
LOT 4:	0.77 ± ACRES
LOT 5:	0.72 ± ACRES
LOT 6:	0.70 ± ACRES
ZONING INFORMATION	
EXISTING ZONING:	CYPRESS TOWN CENTER & COMMONS SPECIFIC PLAN 3.0
PROPOSED ZONING	CYPRESS TOWN CENTER & COMMONS SPECIFIC PLAN 3.0
EXISTING LAND USE	SPECIFIC PLAN
PROPOSED LAND USE	SAME AS EXISTING
ADJACENT ZONING	GENERAL COMMERCIAL & RESIDENTIAL
EXISTING ADJACENT LAND USE	GENERAL COMMERCIAL & RESIDENTIAL
SCHOOL DISTRICT	CYPRESS/ANAHEIM UNION HIGH/LOS ALAMITOS UNIFIED
FLOOD ZONE	"X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) COMMUNITY PANEL NO. 06059C0116J DATED: 12.03.2009
BUILDING CODE INFORMATION	
PLANNING DEPARTMENT	CITY OF CYPRESS (714) 229-6720
FIRE PREVENTION	CITY OF CYPRESS (714) 229-6720
WATER	GOLDEN STATE WATER (800) 999-4033
SEWER & STORM DRAINAGE	CITY OF CYPRESS (714) 229-6700
TRANSPORTATION	CDOT (657) 328-6000/OCTA (714) 560-6282
INSPECTION/BUILDING CODE	CITY OF CYPRESS (714) 229-6730
UTILITY INFORMATION	
GAS AVAILABILITY	SOUTHERN CALIFORNIA GAS (800) 427-2200
ELECTRIC AVAILABILITY	SOUTHERN CALIFORNIA EDISON (800) 655-4555
TELEPHONE/CABLE AVAILABILITY	VERIZON (800) 483-5000 AT&T BUSINESS (800) 750-2355/RESIDENCE (800) 310-2355 SPECTRUM (855) 243-8892 FRONTIER (833) 747-9645
WATER AVAILABILITY	GOLDEN STATE WATER (800) 999-4033
SEWER AVAILABILITY	CITY OF CYPRESS (714) 229-6700
STORM AVAILABILITY	CITY OF CYPRESS (714) 229-6700

LEGEND:

- CENTERLINE
- RIGHT OF WAY/PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED DETENTION BASIN (REFER TO SHEET 9)
- PROPOSED MODULAR WETLAND SYSTEM (REFER TO SHEET 9)
- EMERGENCY ACCESS TO THE CITY OF CYPRESS

N

GRAPHIC SCALE
0' 20' 40' 80' 160'
(IN FEET)
1 inch = 40ft.
CONTOUR INTERVAL = 1-FOOT

EXISTING EASEMENTS:

9 AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED AUG. 5, 1959 AS BK. 4828, PG. 303 OF O.R. (TO BE QUITCLAIMED)

12 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLESED ACCESS AND UTILITY EASEMENT AGREEMENT, KATELLA AVENUE ENTRANCE RECORDED SEPTEMBER 11, 1990 AS INST. NO. 90-482112 OF O.R.

NOTE 1: AN INSTRUMENT WHICH CONVEYS THE ABOVE MENTIONED EASEMENT HOLDER'S RIGHT TO FJC U.S.A. INC. RECORDED SEPT. 11, 1990 AS INST. NO. 90-482120 OF O.R.

NOTE 2: AGREEMENT AMENDED, RECORDED JAN. 18, 1991 AS INST. NO. 91-025992 OF OR.R.

NOTE 3: THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "RELEASE AGREEMENT" EXECUTED BY AND BETWEEN LOS ALAMITOS RACECOURSE. RECORDED DEC. 07, 1998 AS INST. NO. 19980839315 OF O.R.

16 6' SCE EASEMENT RECORDED DECEMBER 26, 1991 INST. NO. 91-710054 IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY. (TO BE QUITCLAIMED)

17 AN EASEMENT FOR TRANSMITTING INTELLEGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1991 AS INST. NO. 91-710055 OF O.R. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY. (TO BE QUITCLAIMED)

PROPOSED EASEMENTS:

1 24' WIDE UTILITY EASEMENT FOR THE PURPOSES OF SEWER, WATER, POWER, GAS AND TELEPHONE UTILITIES AND EMERGENCY ACCESS TO THE CITY OF CYPRESS

2 20' OFF-SITE GRADING/SLOPE EASEMENT FROM LARC TO MELIA HOMES

3 VARIABLE WIDTH EASEMENT FOR UTILITY PURPOSES ALONG MOODY STREET TO BE GRANTED TO THE CITY OF CYPRESS PER SEPARATE INSTRUMENT.

4 28' WIDE EASEMENT FOR EMERGENCY & UTILITY ACCESS (PRIVATE SEWER) TO CITY OF CYPRESS AND WATER TO GSWD

5 VARIABLE WIDTH EASEMENT TO GSWD FOR WATER METER AND FIRE HYDRANT

6 14' IRREVOCABLE OFFER TO DEDICATE FOR MOODY STREET

NO	DESCRIPTION	BY	DATE
1	UPDATED TTM PER CITY COMMENTS	JM	11/14/25

NO	DESCRIPTION	BY	DATE
REVISIONS			

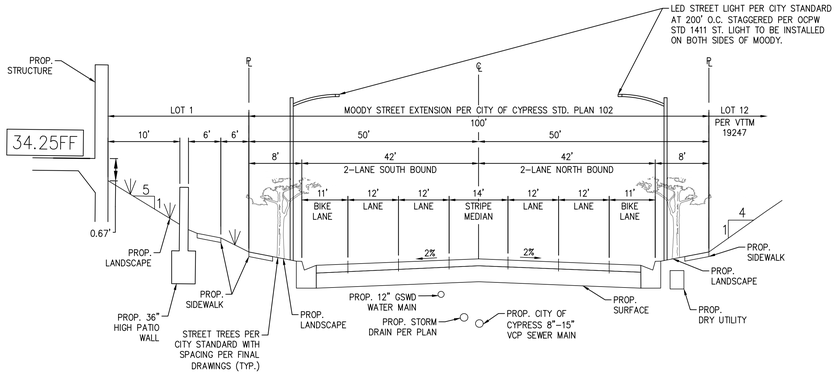
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TENTATIVE TRACT NO. 19413
PROPOSED SUBDIVISION
CYPRESS, CA 90720

DRAWN: TAIT
DATE: 02/25/2026
CHECKED: JV
DATE: 02/25/2026
REVISION #:
DATE:
JOB NO: SP83538D

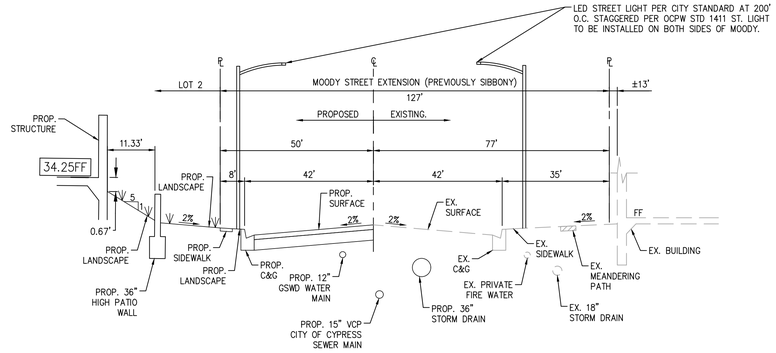
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9/9/2025 Internal Review



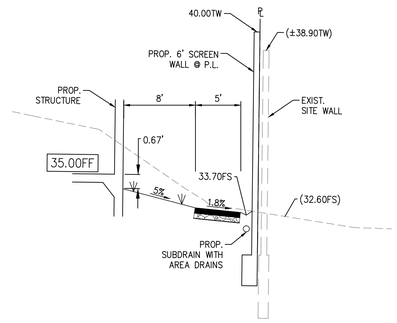
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N.T.S.



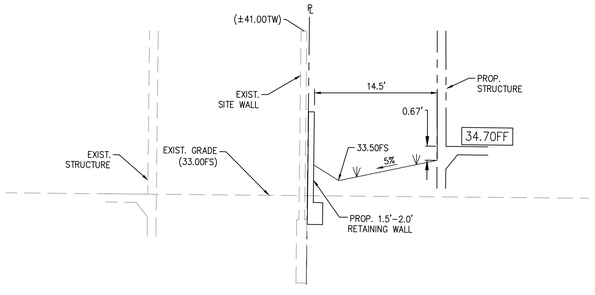
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(VTTM 19247)

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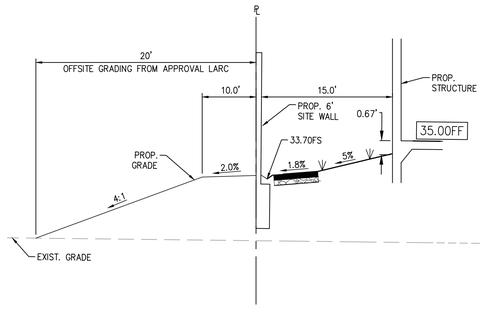
SECTION C-C

NTS



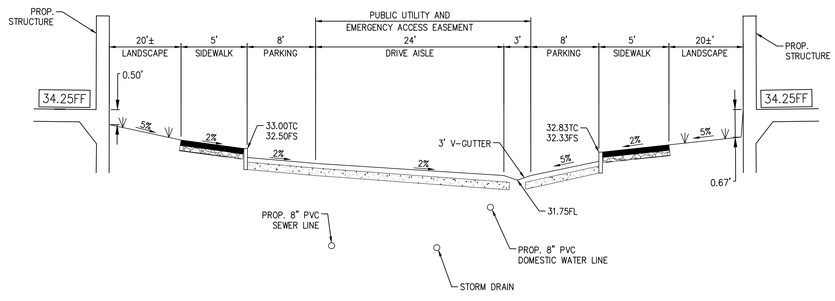
SECTION D-D

NTS



SECTION E-E

NTS



PRIVATE DRIVE
SECTION F-F

NTS

NO	DESCRIPTION	BY	DATE
1	UPDATED TTM PER CITY COMMENTS	JM	11/14/25

REVISIONS

TAIT & ASSOCIATES
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701 North Parkcenter Drive
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TENTATIVE TRACT NO. 19413

PROPOSED SECTIONS
CYPRESS, CA 90720

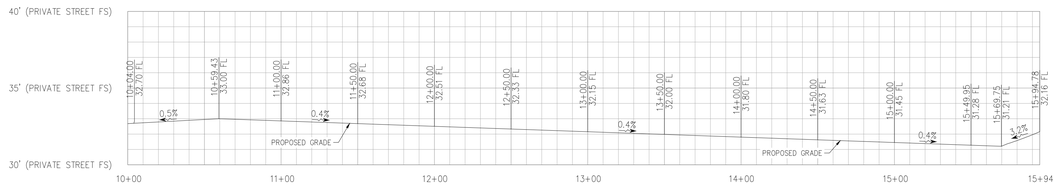
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DATE: 02/25/2026
CHECKED: JV
DATE: 02/25/2026
REVISION #:
DATE:
JOB NO: SP8338D

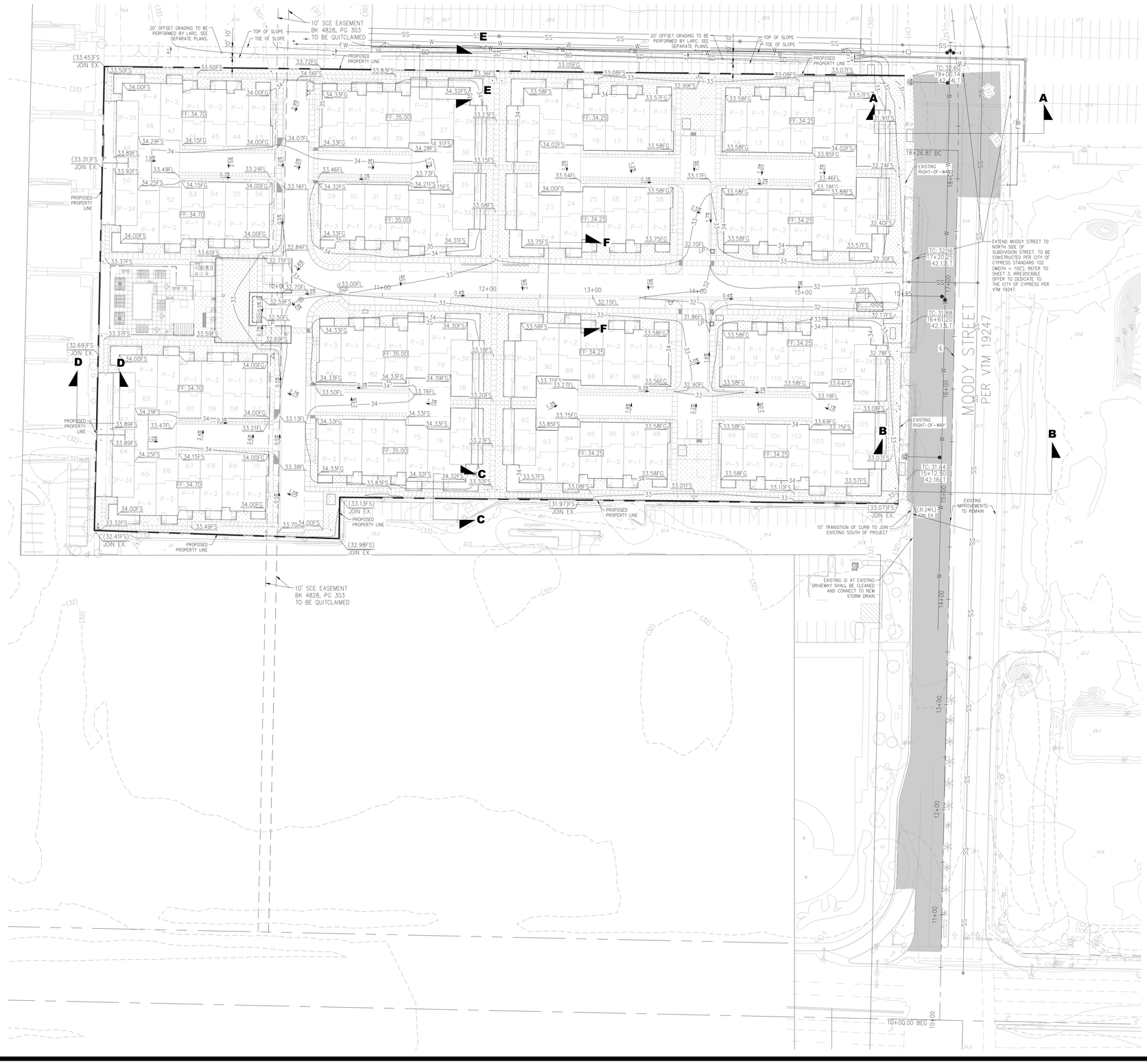
9/9/2025 Internal Review

Apr 08, 2026 - 3:41pm by jmoreside K:\Drawings\SP\SP8338D - Cypress\Survey\Office\Tentative Map\SHEET 2-3 - Cypress - TTM Proposed.dwg

PRIVATE STREET PROFILE

PROFILE SCALE
HORIZ: 1" = 30'
VERT: 1" = 3'





LEGEND:

- PROPERTY LINE (℄)
- RIGHT-OF-WAY (R/W)
- EASEMENT
- CENTER LINE (℄)
- 33 PROPOSED CONTOURS
- 33 EXISTING CONTOURS
- PROPOSED LANDSCAPE
- FULL DEPTH RECONSTRUCTION PER CITY STANDARDS OR 0.2' GRIND & OVERLAY W/CORE SAMPLES MEETING T.I. INDEX FOR STREET AND AS APPROVED BY THE CITY ENGINEER. (PER VTM 19247)

CONCEPTUAL EARTHWORK QUANTITIES:

*CUT	14,500 CY
*FILL	16,600 CY
NET EXPORT	2,100 CY (IMPORT)

NOTES:
EARTHWORK QUANTITIES BASED ON EXISTING TOPOGRAPHY AND ARE RAW UNADJUSTED VOLUMES.

N

0 40' 80'
SCALE: 1" = 40'

NO	DESCRIPTION	BY	DATE
1	UPDATED TTM PER CITY COMMENTS	JM	11/14/25

REVISIONS

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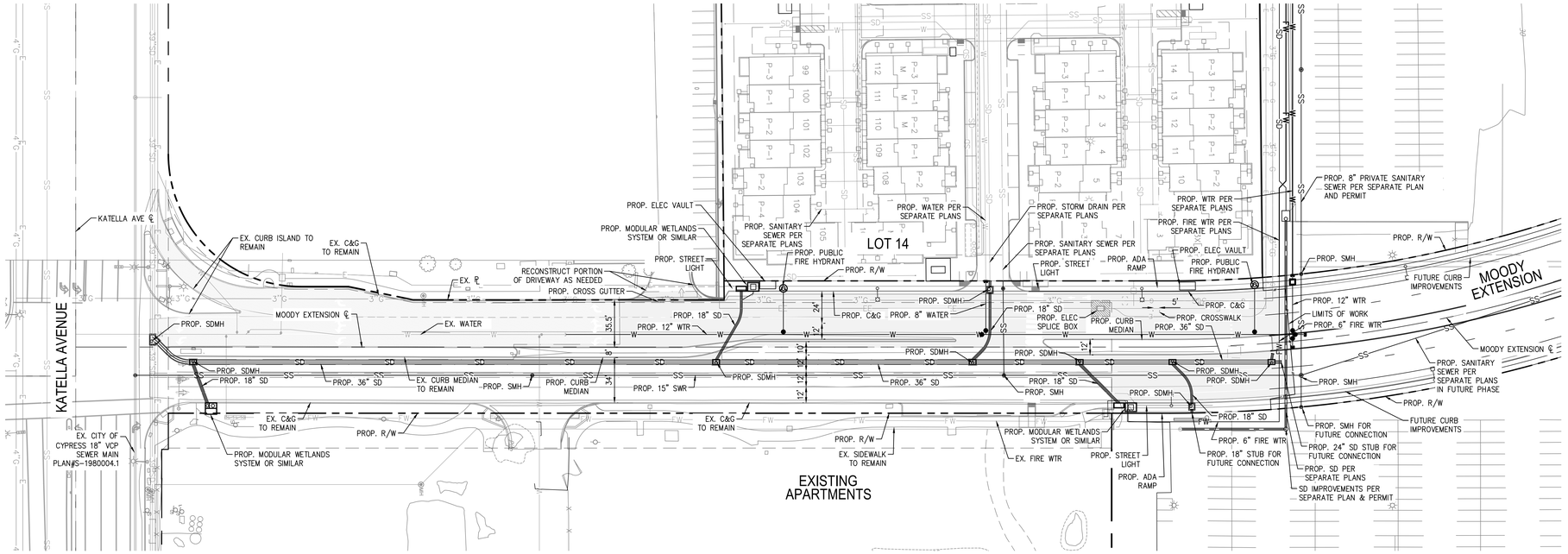
TENTATIVE TRACT NO. 19413

CONCEPTUAL GRADING PLAN
CYPRESS, CA 90720

DRAWN: TAIT
DATE: 02/25/2026
CHECKED: JV
DATE: 02/25/2026
REVISION #:
DATE:
JOB NO. SP18338D

9/9/2025 Internal Review

Apr 08, 2026 – 3:43pm by jmoreside K:\Projects\SP\SP18338D – Cypress\Survey\Office\Tentative Map\SHEET 5 – Cypress – TTM (Conceptual Grading Plan).dwg



MOODY STREET EXTENSION AND UTILITY EXTENSION EXHIBIT FOR REFERENCE ONLY.
IMPROVEMENTS TO BE CONSTRUCTED PER BACKBONE MAP VTM 19247

LEGEND

- CENTERLINE
- PROPERTY LINE
- CITY EASEMENT LINE
- CIVIL DEMOLITION LIMITS LINE
- UTILITY REMOVAL LINE
- (33) EXISTING CONTOURS
- 33 PROPOSED CONTOURS
- FS FINISH SURFACE
- FG FINISHED GRADE
- 00.00 FS PROPOSED ELEVATION
- (00.00 FS) EXISTING ELEVATION
- W EXISTING DOMESTIC WATER LINE
- FW EXISTING FIRE WATER LINE
- SS EXISTING SANITARY SEWER LINE
- E EXISTING ELECTRICAL LINE
- G EXISTING GAS LINE
- SD FUTURE PUBLIC STORM DRAIN LINE (30" AND LARGER)
- SD PROPOSED STORM DRAIN LINE
- DW PROPOSED DOMESTIC WATER LINE
- FW PROPOSED FIRE WATER LINE
- SS PROPOSED SANITARY SEWER LINE
- E PROPOSED ELECTRICAL LINE
- G PROPOSED GAS LINE
- FULL DEPTH RECONSTRUCTION PER CITY STANDARDS OR 0.2' GRIND & OVERLAY W/CORE SAMPLES MEETING T.I. INDEX FOR STREET AND AS APPROVED BY THE CITY ENGINEER. (PER VTTM 19247)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PUBLIC FIRE HYDRANT

0 40' 80'
SCALE: 1" = 40'

NO	DESCRIPTION	BY	DATE
1	UPDATED TTM PER CITY COMMENTS	JM	11/14/25

REVISIONS

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TENTATIVE TRACT NO. 19413
MOODY STREET EXTENSION PER VTM 19247
CYPRESS, CA 90720

DRAWN: TAIT
DATE: 02/25/2026
CHECKED: JV
DATE: 02/25/2026
REVISION #:
DATE:
JOB NO: SPR338D

9/9/2025 Internal Review

Apr 08, 2026 - 3:44pm by jmoncada K:\Overlay\SP\SPR338D - Cypress\Survey\Office\Tentative Map\SHEET 6 - Cypress - Moody St Ext Exhibit.dwg

Site Summary:

Total Homes	: 112
Site Area	: ±7.33 Acres
Density	: ±15.3 Homes per Acre

Parking Required:

1.25 Spaces/Unit x 112	: 140
Total Required	: 140 (1.25:1)

Parking Provided:

Garage Spaces	: 224
Uncovered Spaces	: 47
Total Provided	: 271 (2.42:1)

Lot Coverage

Required - 60% Max.	: ±191,484.78 SF
Provided	: ±130,110.29 SF (40.8%)

Unit Mix:

Plan 1 (1,566 SF/3BR/2.5BA)	: 32 (28.6%)
Plan 2 (1,732 SF/3BR/2.5BA)	: 32 (28.6%)
Plan 3 (1,800 SF/3BR/2.5BA)	: 16 (14.3%)
Plan 3X (1,806 SF/3BR/2.5BA)	: 16 (14.3%)
Plan 4 (2,068 SF/4BR/3.0BA)	: 16 (14.3%)
Total	: 112

2-Story 7-Plex, typical

Pocket Park

BBQ Area

Primary Entry

Recreation Area w/ Pool

Restrooms/Pool Equipment

BBQ Area

Multipurpose Lawn

Existing 10' SCE Easement

Pocket Park

Moody Street

North

Original Scale : 1"= 40'

A 0.1

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fax +1 949 553 0548

CONCEPTUAL SITE PLAN

REMINGTON

Cypress, California

0 20 40 80

SCALE: 1" = 40'-0"

935.24328

06.05.25

Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.

MELIA HOMES



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TYPICAL MOTOR COURT

First Floor Composite

REMINGTON

Cypress , Ca

0 4 8 16

935.24360

A1.1

JUNE 2025

MELIA HOMES

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. ROLL UP GARAGE DOOR
C. BASE STUCCO
D. ACCENT STUCCO
E. FOAM TRIM
F. HORIZONTAL SIDING
G. BARGE BOARD
H. FASCIA
I. DECORATIVE CORBEL
J. VINYL WINDOW
K. LIGHT FIXTURE
L. GABLE END DETAIL



MOODY ST. ELEVATION

PLAN 4



MOTOR COURT ENTRY ELEVATION

PLAN 3

A 1.5

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BUILDING A (7-PLEX)

Front and Rear Elevations

REMINGTON

Cypress , Ca

0 2 4 8

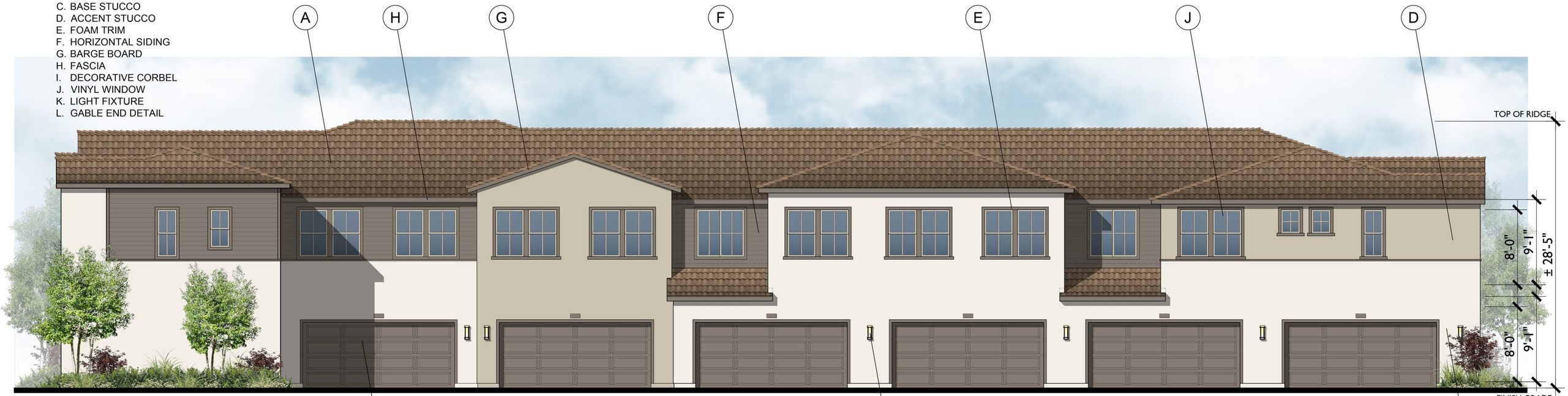
935.24360

JUNE 2025

MELIA HOMES

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. ROLL UP GARAGE DOOR
C. BASE STUCCO
D. ACCENT STUCCO
E. FOAM TRIM
F. HORIZONTAL SIDING
G. BARGE BOARD
H. FASCIA
I. DECORATIVE CORBEL
J. VINYL WINDOW
K. LIGHT FIXTURE
L. GABLE END DETAIL



INTERIOR MOTORCOURT ELEV

PLAN 3X | PLAN 4 | PLAN 2 | PLAN 1 | PLAN 2 | PLAN 1 | PLAN 3



PRIMARY DRIVE ELEVATION

PLAN 3 | PLAN 1 | PLAN 2 | PLAN 1 | PLAN 2 | PLAN 4

A 1.6

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BUILDING A (7-PLEX)

Left and Right Elevations

REMINGTON

Cypress , Ca

0 2 4 8

935.24360

JUNE 2025

MELIA HOMES



LEGEND

1. Community Rec Center with a pool, cabanas, and chaises, and shade structure, fire-pit, picnic tables, lawn area & buffet counter area outside of pool area.
2. Metal arbor feature between garages with flowering vines.
3. Passive pocket park with bench seating.
4. Sixteen community cluster mailboxes, per USPS review and approval.
5. Proposed wall, pilaster, gate or fence, per L-3 Wall & Fence Plan.
6. Enhanced paving at main project entry.
7. Enhanced paving at motorcourts.
8. Proposed tree, per L-4 Planting Plan.
9. 5' wide pedestrian esplanade, integral colored concrete, with light top-cast finish and saw-cut joints.
10. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
11. Belmont style entry monument / sign feature.
12. Private unit patio.
13. Accessible parking stall and striping, per Civil plans.
14. Guest parking stall.
15. Natural colored concrete driveway, with light broom finish and tooled joints.
16. Common area landscape, builder installed and HOA maintained.
17. Community dog bag station (black in color), for pet owners.
18. Property line.
19. Public street R.O.W.
20. Proposed public street sidewalk, per Civil plans.
21. Transformer to be screened with landscape, quantity and final locations to be determined.
22. Short term bike parking (1 bike rack to accommodate 2 bike stalls).
23. Retention storm area with modular device (per Civil plans); with riparian planting.
24. Proposed AC condenser locations, per Architecture plans.













*Conceptual images (provided herein are conceptual and subject to change)

0 15' 30' 60'

Scale: 1" = 30'

Conceptual Landscape Plan

Melia Homes

1st Submittal | Project No.: MH24-D
Date: June 4, 2025

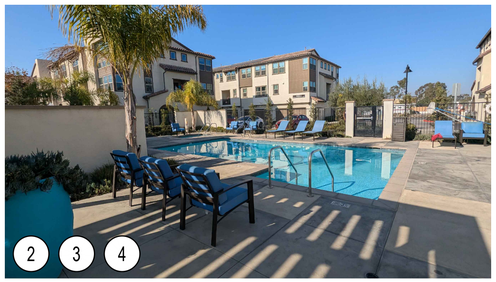
L-1

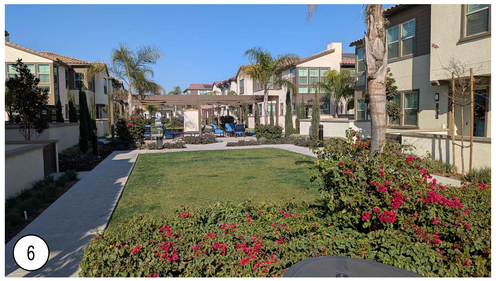
MELIA HOMES

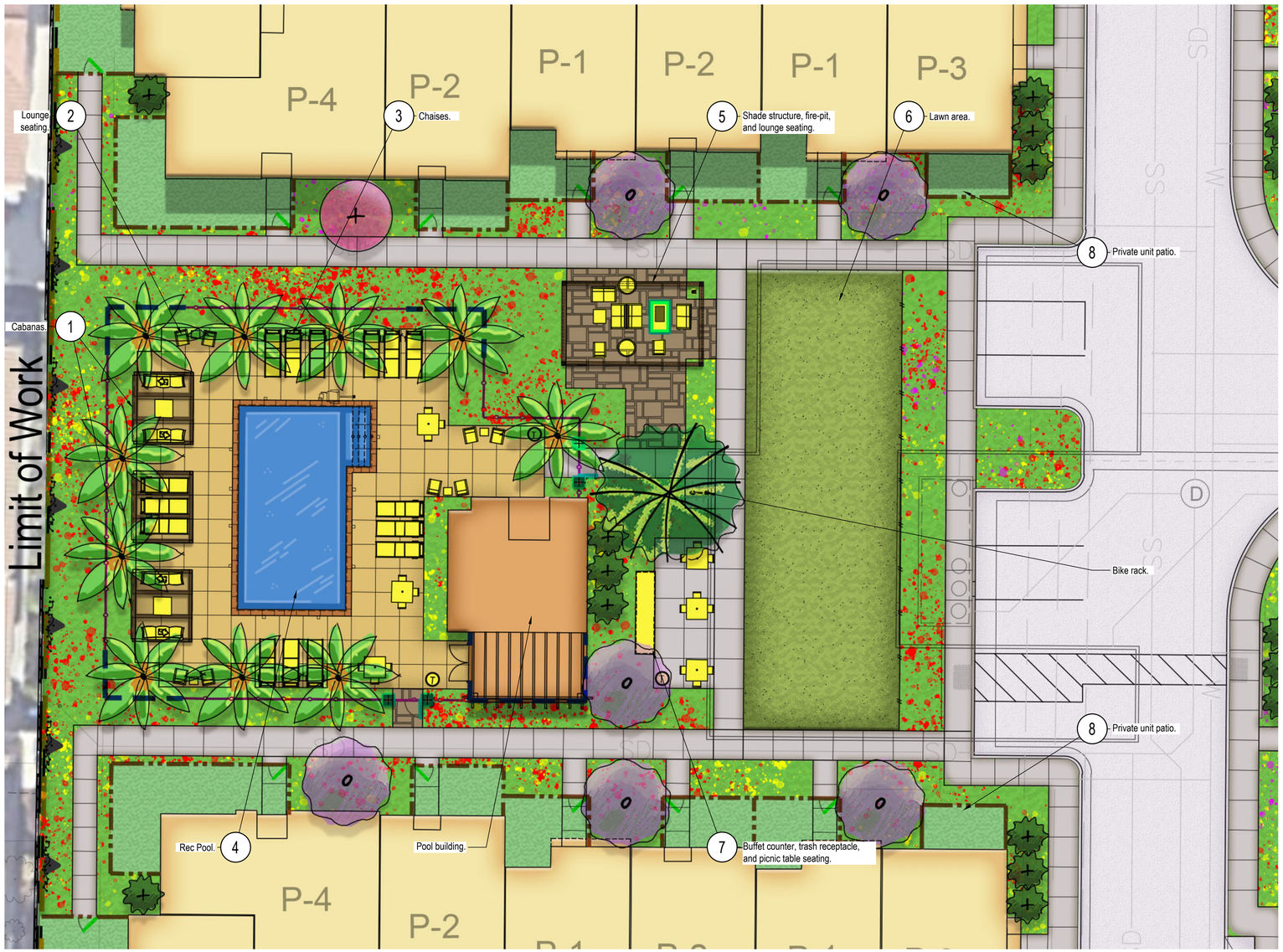
CYPRESS REMINGTON

studio PAD
Landscape Architecture
23195 La Cadena Drive (Site 103)
Laguna Hills, CA 92653 (www.studio-PAD.com)













*Conceptual images (provided herein are conceptual and subject to change)

0 5' 10' 20'

Scale: 1" = 10'

Conceptual Enlargement Landscape Plan

Melia Homes

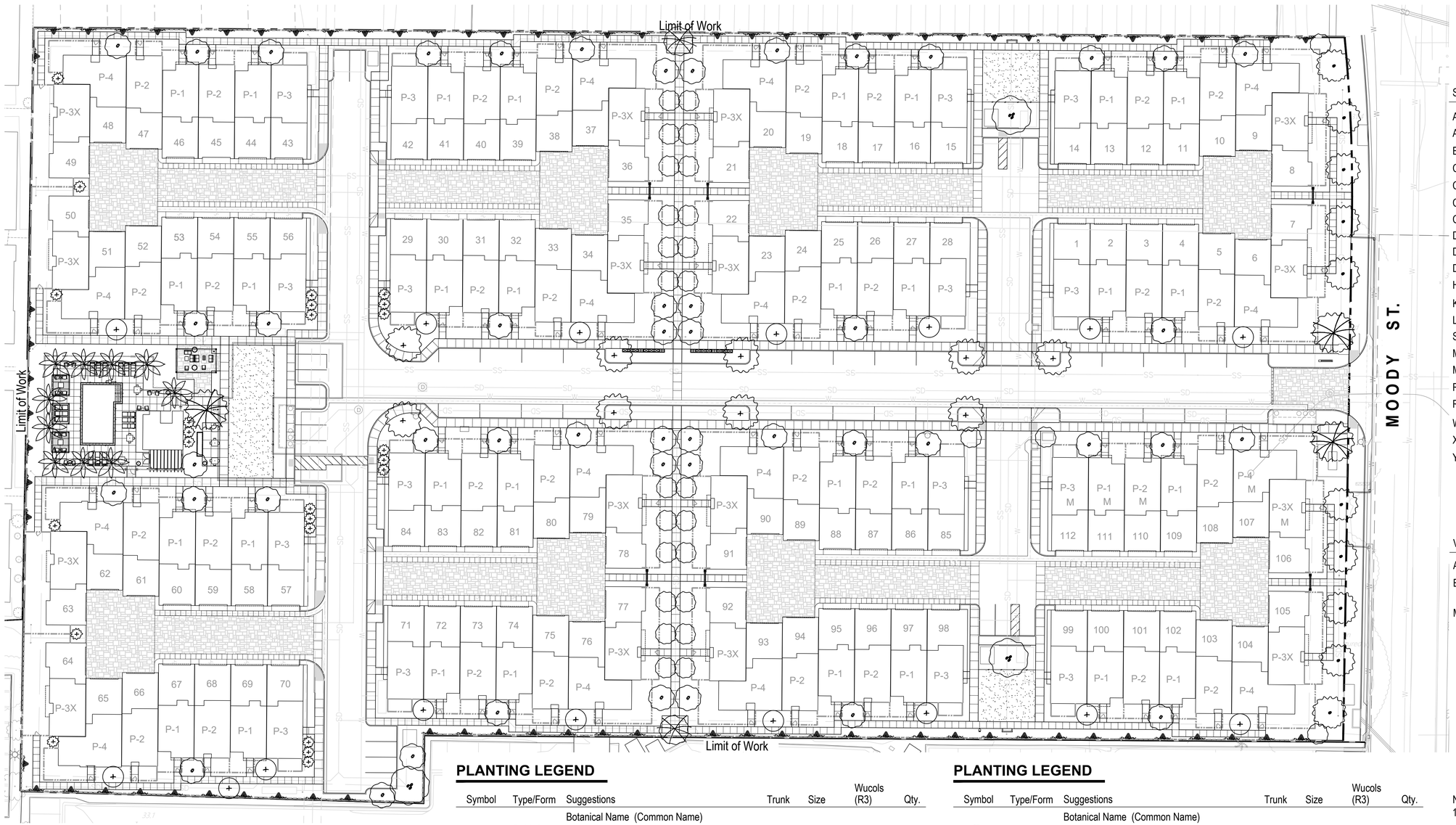
1st Submittal | Project No.: MH24-D
Date: June 4, 2025

L-2

MELIA HOMES

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Laguna Hills, CA 92653 (www.studio-PAD.com)



SHRUBS and GROUND COVER

		WUCOLS (R3)
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Carissa macrocarpa 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Dasylirion longissimum	Mexican Grass Tree	Very Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Hesperaloe parviflora	Red / Yellow Yucca	Very Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Stipa (Nassella) pulchra	Purple Needlegrass	Very Low
Muhlenbergia capillaris	Pink / Hairy Awn Muhly	Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Clara'	India Hawthorn	Low
Rosmarinus o. 'Huntington Carpet'	Groundcover Rosemary	Low
Westringia sp.	Westringia	Low
Xylosma congesta 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Very Low

VINES & ESPALIERS

Antigonon leptopus	Coral Vine	Low
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low

PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	Wucols (R3)	Qty.
		Botanical Name (Common Name)				
	PALMS					
	Vertical	Phoenix dactylifera (Date Palm) Syagrus romanzoffiana (Queen Palm)	Single	10' BT	Low Medium	10
	TREES					
	Specimen	Olive sp. (Field Grown Olive, B&B)	Multi	10'x10' Canopy	Low	3
	Focal	Magnolia grandiflora 'Little Gem' (Little Gem Magnolia)	Single	36" Box	Medium	2
	Canopy Deciduous	Platanus racemosa (California Sycamore)	Single	24" Box	Medium	3
	Street	Tristania conferta (Brisbane Box)	Single	24" Box	Medium	9
	Evergreen Flowering	Arbutus unedo (Strawberry Tree)	Multi	24" Box	Low	48

PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	Wucols (R3)	Qty.
		Botanical Name (Common Name)				
	Deciduous Flowering	Lagerstroemia indica x fauriei 'Natchez' (Crape Myrtle)	Single	15 Gal	Low	16
	City Parkway	Handroanthus impetiginosus (Pink Trumpet Tree) (Final Species Selection Per City)	Single	24" Box	Medium	10
	Medium	Eriobotrya deflexa (Bronze Loquat) Geijera parvilflora (Australian Willow)	Single	15 Gal	Medium	28
	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus henkelii (Henkel yellowwood)	Single	15 Gal	Low Medium	24
					TOTAL = 153	
	VINES					
	Vines	Macfadyena unguis-cati (Cat's Claw Vine)	-	5 Gal.	Low	80

NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
4. All trees within 5' of hardscape to be installed with deep root barriers.

0 15' 30' 60'
Scale: 1" = 30'

Melia Homes

Conceptual Planting Plan

1st Submittal | Project No.: MH24-D
Date: June 4, 2025

L-4

MELIA HOMES

CYPRESS REMINGTON

studio PAD Landscape Architecture
23195 La Cadena Drive (Site 169)
Laguna Hills, CA 92653 (www.studio-PAD.com)

CARLSBAD
CLOVIS
EMERYVILLE
IRVINE
LOS ANGELES
PALM SPRINGS
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: August 26, 2026

TO: Kyle Webber, Senior Planner, City of Cypress

FROM: Lauren Peachey, Environmental Planner, LSA
Ryan Bensley, Principal, LSA

SUBJECT: Melia Homes Lot 14 Project and Cypress Town Center and Commons Specific Plan 3.0 Project Environmental Impact Report – Consistency Analysis

INTRODUCTION

The City of Cypress (City) City Council adopted the Cypress Town Center and Commons Specific Plan 3.0 Project (Specific Plan 3.0 Buildout Project) and certified the Specific Plan 3.0 Project Environmental Impact Report (Specific Plan 3.0 EIR) (State Clearinghouse [SCH] No. 2025040377) on August 25, 2026. The Specific Plan 3.0 Buildout Project consists of the reasonably foreseeable buildout of a portion of the area governed by the Cypress Town Center and Commons Specific Plan 3.0 (Specific Plan) that includes approximately 134 acres of land (Buildout Area) in the City and includes the approval of Vesting Tentative Tract Map No. 19247 (VTTM 19247). Melia Homes has proposed the Lot 14 Project on the entirety of Lot 14 in the proposed VTTM 19247, which includes the subdivision of proposed Lot 14 into 8 lots (Lots 1 through 6, A and B) for condominium purposes and the construction and sale of 112 two-story, attached townhomes (herein referred to as the "proposed project").

The scope of the proposed project falls within the maximum development envelope for the project site as analyzed in the Specific Plan 3.0 EIR. Accordingly, the proposed project is being evaluated pursuant to Section 15183 of the *State CEQA Guidelines* to determine whether its environmental effects were adequately addressed in the environmental impact report certified for the Specific Plan 3.0 Buildout Project, and whether any project-specific effects require additional environmental review.

BACKGROUND

In 1946, Frank Vessels purchased 435 acres of land that included the Buildout Area in what would become the City of Cypress. Vessels initially used this land to raise cattle and quarter horses. In 1947, Vessels built a racetrack on a portion of the property that was used for car and quarter horse racing. In 1954, a new racetrack was developed at its current location within the Buildout Area. The adjoining Cypress Golf Club (GC) was constructed in 1961 and permanently closed in 2004.

On April 17, 1990, the Cypress City Council adopted the original Cypress Business & Professional Center Specific Plan (Original Specific Plan), which established comprehensive guidance and regulations for the development of approximately 298.2 gross acres of land within the City that included all of the land that is currently governed by the Specific Plan, as well as the former Golf Club and several other properties in the surrounding areas. Subsequently, on April 24, 1990, in accordance with “Measure D”, the voters of the City of Cypress approved an initiative that changed the General Plan land use designation and the zoning designation for approximately 75 acres of land within the Original Specific Plan area. The Original Specific Plan was subsequently amended several times in connection with proposed development projects within the Original Specific Plan area.

On June 5, 2012, the voters of the City of Cypress approved "Measure L", a ballot initiative that, among other things, amended and restated in its entirety the Original Specific Plan as previously amended. This Amended and Restated Cypress Business & Professional Center Specific Plan (2012 Specific Plan) established a new Planning Area 9, which consisted of portions of Planning Areas 6, 7, and 8 from the Original Specific Plan, and permitted a range of senior housing, retail, and commercial uses. It also confirmed the intent to redevelop the Cypress Golf Club property.

On June 5, 2018, the voters of the City of Cypress approved the Cypress Town Center and Commons Specific Plan 2.0 (2018 Specific Plan) pursuant to "Measure A". The 2018 Specific Plan superseded and replaced the 2012 Specific Plan with respect to all of the real property within the area governed by the 2018 Specific Plan (2018 Specific Plan Area).

In May 2018, Cypress GC donated 9 acres of land to the City within the 2018 Specific Plan Area located within and adjacent to the designated Public Park District at the southeast corner of Cerritos Avenue and Lexington Drive. The City subsequently developed Lexington Park on that site. Melia Homes recently developed a multi-family residential project with 135 residential units (Melia Project) on the eastern 7 acres of the land within the designated Town Center District in the 2018 Specific Plan.

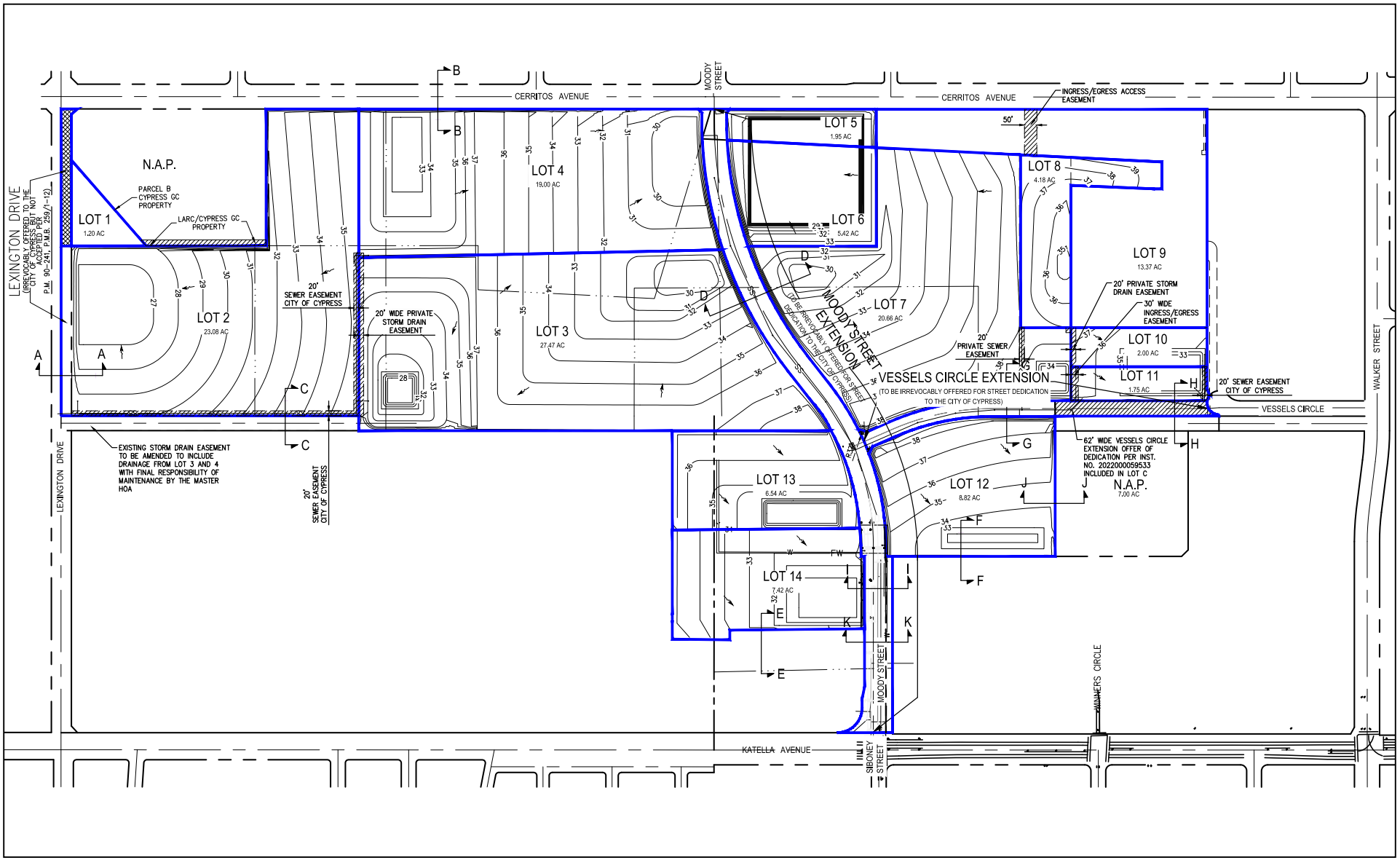
On November 5, 2024, the voters of the City of Cypress approved the current Specific Plan (Specific Plan 3.0) pursuant to “Measure S” as part of the Cypress Housing Element Implementation Project (Housing Implementation Project). Specific Plan 3.0 superseded and replaced the 2018 Specific Plan. Prior to the voters’ approval of Measure S, the City Council certified a Final EIR (SCH No. 2023040560) for the Housing Element Implementation Project (Housing Element Implementation Final EIR) that analyzed the environmental impacts associated with adding 676 residential units within the 2018 Specific Plan Area beyond the maximum number of residential units permitted under the 2018 Specific Plan. The 2018 Specific Plan permitted a maximum of 1,250 residential units, so the increase of 676 units now allows a maximum of 1,926 residential units within the 2018

Specific Plan Area (including the 135 residential units previously developed as part of the Melia Project).

Specific Plan 3.0 includes six land use districts that permit the development of residential, commercial, retail, restaurant, entertainment, and park and recreational uses. As shown on Figure 2-1 (Land Use Plan) of Specific Plan 3.0, the land use districts include a Residential District (46.2 acres), Senior Housing/Medium-Density Residential District (23.1 acres), Mixed-Use (Town Center/HDR) District (24.1 acres), Mixed-Use (Town Center/MDR) (9.5 acres), Medium-Density Residential District (20.7 acres), and Public Park District (20 acres). The Residential District is further divided into a Single-Family Detached Subdistrict (19.7 acres) and a Single-Family Attached Subdistrict (27.2 acres). Specific Plan 3.0 also includes development standards for each land use district that quantify the maximum amount of residential and non-residential development that can occur within a land use district and the overall area governed by Specific Plan 3.0. Within the land use districts that permit residential uses (which includes all of the land use districts other than the Public Park District), the maximum residential densities range from 8 dwelling units per acre (du/ac) to 30 du/ac. Specific Plan 3.0 also includes the general locations of the permitted development, various development restrictions and limitations, infrastructure plans, and sustainability guidelines.

SPECIFIC PLAN 3.0 BUILDOUT PROJECT

The City, as Lead Agency, prepared the Specific Plan 3.0 EIR (SCH No. 2025040377) in March 2026 to evaluate the reasonably foreseeable buildout of the Specific Plan 3.0 Buildout Project. The Specific Plan 3.0 Buildout Project included the approval of Vesting Tentative Tract Map No. 19247 (VTTM 19247), which included lots with a total land area of approximately 151.6 acres. VTTM 19247 is provided in Figure 1. Overall, the Specific Plan 3.0 Buildout Project evaluated in the Specific Plan 3.0 EIR included 1,791 residential units and 440,000 square feet of non-residential uses that could occur within the Buildout Area, as provided in Table A, below.



LSA

FIGURE 1

LEGEND:

CENTERLINE

RIGHT OF WAY/PROPERTY LINE

PROPOSED LOT LINE

PROPOSED DETENTION BASIN

0 400 800

FEET

Melia Homes Lot 14 Project

Vesting Tentative Tract No. 19247

SOURCE: TAIT & Associates

I:\C\CCP2201.050\G\Vest_Tentative_Tract_Map_Exist_Sub_LO.ai (3/11/2026)

Table A: Maximum/Reasonably Foreseeable Project Buildout

Lot Number	Specific Plan Land Use District	Lot Size (ac)	Maximum Number of Dwelling Units (du)/Reasonably Foreseeable Non-Residential Floor Area	Maximum Residential Density (du/ac)	Maximum Effective Residential Density (du/ac)
2	Senior Housing/ MDR	23.08	404 du	15-20	17.5*
3	Residential	27.15	269 du	10	9.9
4	Residential	19.00	141 du	8	7.4
7	Medium-Density Residential	20.66	309 du	15	14.9
10	Mixed-Use (Town Center/MDR)	2.00	29 du	15	14.5
11	Mixed-Use (Town Center/HDR)	1.75	51 du	30	29.1
12	Mixed-Use (Town Center/HDR)	8.86	265 du	30	29.9
13	Mixed-Use (Town Center/HDR)	6.52	195 du	30	29.9
14	Mixed-Use (Town Center/MDR)	7.33	128 du	15-20	17.5*
10-14	Non-Residential	26.6	440,000 sq ft Non-Residential	N/A	N/A
				Total	1,791 additional dwelling units 440,000 square feet of non-residential floor area

Source: Draft Environmental Impact Report, Specific Plan 3.0 Buildout Draft EIR, Cypress, California, SCH No. 2025040377 (March 2026).

ac = acres
du = dwelling units
du/ac = dwelling units per acre
HDR = High-Density Residential
MDR = Medium-Density Residential
N/A = not applicable
Specific Plan = Cypress Town Center and Commons Specific Plan 3.0
sq ft = square feet

* This number of dwelling units per acre is a midpoint between the maximum density for medium-density residential (15 du/ac) and the maximum density for senior housing (20 du/ac) allowed on this lot pursuant to the Specific Plan.

As shown in Table A, the Specific Plan 3.0 EIR assumed development of Lot 14 with 128 residential units and a portion of the 440,000 square feet of non-residential development that is anticipated to occur in the Buildout Area.

PROPOSED PROJECT

Melia Homes has proposed the Lot 14 Project on the entirety of Lot 14 of VTTM 19247. The Melia Homes Lot 14 Project (herein referred to as the "proposed project") would subdivide Lot 14 into eight condominium lots, identified as Lots 1 through 6, A, and B, and construct 112 attached townhome units for individual sale. The proposed project would also include common landscaped areas, a recreation center proposed on Lot B, parking areas, internal drive aisles, utility infrastructure, and associated easements. Figure 2 depicts the conceptual site plan for the proposed project.

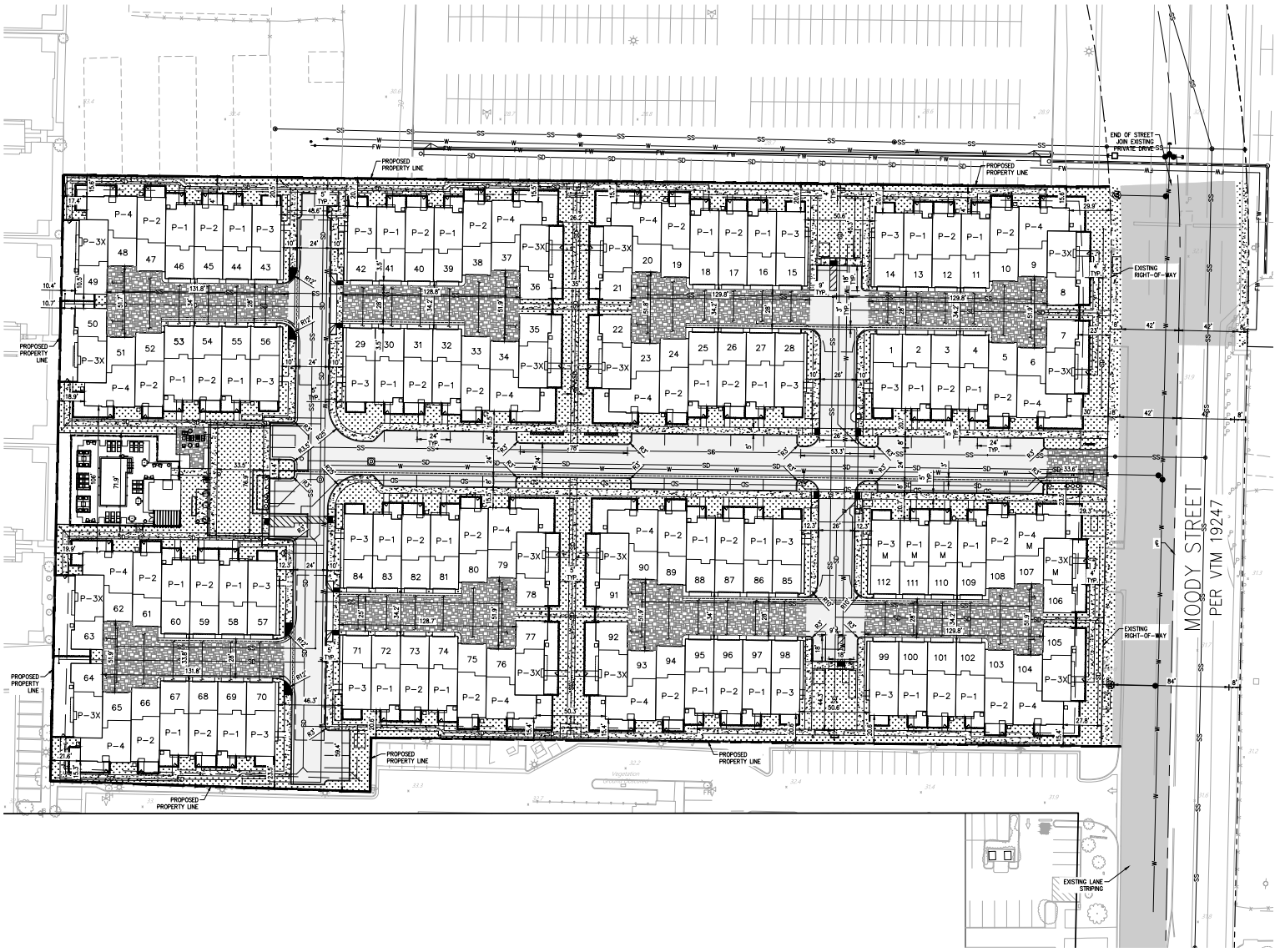


FIGURE 2

LSA

0 60 120

FEET

SOURCE: Tait & Associates

I:\C\CCP2201.07\G\Site_Plan.ai (7/27/2026)

Melia Homes Lot 14 Project

Conceptual Site Plan

The approximately 7.33-acre project site encompasses Lot 14 of VTTM No. 19247, also shown as Parcel 2 of LLA 2025-02. The project site is located within the Specific Plan 3.0 Buildout Area in Cypress, Orange County, California. The project site is currently developed as a surface parking lot associated with the Los Alamitos Race Course.

Regional vehicular access to the Specific Plan 3.0 Buildout Area is provided by Interstate 605 (I-605), approximately 1.5 miles west of the project site; Interstate 405 (I-405), approximately 2.1 miles south of the project site; Beach Boulevard (State Route 39 [SR-39]), approximately 2.7 miles east of the project site; and State Route 22 (SR-22), approximately 2 miles south of the project site. Direct vehicle access to the project site (i.e., Lot 14) would be provided from the Moody Street extension included as part of the Specific Plan 3.0 Buildout Project. Internal circulation at the project site would be provided by private drive aisles serving the proposed residential units, common areas, and parking facilities. Site access is proposed via one driveway from the Moody Street extension, connecting to the main internal private street proposed on Lot A.

The project site is generally surrounded by existing residential, commercial, and mixed-use development. The Cypress Business Park Specific Plan area is located to the east and west of the Specific Plan 3.0 area. An existing residential development located within the Cypress Business Park Specific Plan area to the west is designated as Mixed-Use Commercial/Senior Housing. Existing residential development is also located south of the project site, across Katella Avenue. Land uses to the east of the project site include residential, mixed-use, commercial, and retail uses. The Los Alamitos Race Course is also located immediately north of the project site. The race course property is designated Mixed-Use (Town Center/High Density Residential [HDR]) in the Specific Plan 3.0 and is planned primarily for residential development as part of the Specific Plan buildout, when the race course ceases operations.

The proposed project would be served by existing and planned utility infrastructure. Electrical service would be provided by Southern California Edison (SCE). Water service would be provided by Golden State Water Company. Telecommunications services would be provided by AT&T, Spectrum, Verizon, and Frontier. Solid waste collection services would be provided by Valley Vista Services. The proposed project would also include the installation of on-site stormwater management infrastructure to meet applicable water quality and hydromodification requirements. Stormwater treatment would be provided through a modular wetland treatment system, and stormwater detention would be provided by an on-site detention basin located on proposed Lot B. The stormwater facilities would collect, treat, and temporarily detain runoff generated by the proposed development prior to discharge to the City of Cypress storm drain system.

The project site is located within the Mixed-Use (Town Center/Medium Density Residential [MDR]) District established by the Specific Plan 3.0, which permits a mixture of retail and entertainment uses, as well as hotel, multi-family residential uses and commercial uses, and provides additional housing for the community with a maximum density of 15 to 20 du/ac. Specific Plan 3.0 permits the development of Lot 14 with up to 128 dwelling units and a portion of the 440,000 square feet of non-residential uses envisioned for the entire Buildout Area. The proposed project would construct 112 attached townhome units, which would be below the maximum residential development capacity established for the site and analyzed in the Specific Plan 3.0 EIR. No non-residential development is proposed as part of the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES 15183 AND 15162 CONSISTENCY ANALYSIS

This consistency analysis is prepared pursuant to *State CEQA Guidelines* Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). *State CEQA Guidelines* Section 15183 states that projects that are "consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." These provisions streamline the review of such projects and reduce the need to prepare repetitive environmental studies.

Pursuant to *State CEQA Guidelines* Section 15183, the public agency shall limit its examination of environmental effects to those which the agency determines, in an Initial Study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;

2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan with which the project is consistent;

3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or

4. Are previously identified significant effects which, as a result of substantial new information not known at the time of EIR certification, are determined to have a more severe adverse impact than discussed in the prior EIR.

In accordance with CEQA, as set forth in Public Resources Code (PRC) Section 21166 and *State CEQA Guidelines* Section 15162, no subsequent or supplemental EIR or other environmental analysis shall be required unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous EIR;

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (see *State CEQA Guidelines* Section 15162(a) and also PRC Section 21166).

Project Consistency with a Community Plan, General Plan, or Zoning

A project is consistent with a community plan if (1) the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan for which an EIR has been certified, and (2) the project complies with the density-related standards contained in that plan (*State CEQA Guidelines* Section 15183(i)(2)).

The project site has a land use designation of Mixed-Use (Town Center/MDR) under Specific Plan 3.0, which permits a mixture of retail and entertainment uses, as well as hotel, multi-family residential uses and commercial uses, and provides additional housing for the community with a maximum density of 15 to 20 du/ac.

The Specific Plan 3.0 EIR evaluated a reasonably foreseeable residential buildout of approximately 128 dwelling units and a portion of the 440,000 square feet of non-residential development on Lot 14 of VTTM 19247 (proposed project site).

Implementation of the proposed project would result in the construction of 112 attached townhome units and associated common landscaped areas, a recreation center, parking areas, internal drive aisles, utility infrastructure, stormwater infrastructure, and associated easements, on the 7.33-acre parcel identified as Lot 14 in VTTM 19247. The residential density of the proposed project would be approximately 15.3 du/ac, consistent with the allowable density for the Mixed-Use (Town Center/MDR) land use designation. The proposed project would develop the project site with 16 fewer residential units than the maximum development capacity evaluated in the Specific Plan 3.0 EIR, no non-residential uses, and at the lower end of the permitted density range for the Mixed-Use (Town Center/MDR) designation. Accordingly, the proposed residential land use, development intensity, and density are consistent with the applicable density-related standards of the Mixed-Use (Town Center/MDR) designation and the assumptions and environmental analysis contained in the Specific Plan 3.0 EIR.

Environmental Effects

This section compares the proposed project with the scope of analysis and identified environmental impacts in the Specific Plan 3.0 EIR. The purpose of this analysis is to determine whether the

proposed project: (1) falls within the scope of the Specific Plan 3.0 EIR; (2) is consistent with the findings of the Specific Plan 3.0 EIR; and (3) would result in any potential impacts during project construction or operation that were not previously analyzed in the Specific Plan 3.0 EIR or that are unique or peculiar to the project site.

Resource areas that are inherently site-specific, such as biological resources, cultural resources, tribal cultural resources, geology and soils, hydrology and water quality, hazards, and wildfire, are not discussed separately in this consistency analysis as the proposed project would be constructed entirely within the development footprint evaluated in the Specific Plan 3.0 EIR. The environmental effects associated with these resource areas were adequately analyzed in the Specific Plan 3.0 EIR, and the proposed project would implement all applicable regulatory compliance measures and mitigation measures adopted as part of the Specific Plan 3.0 Buildout Project.

Air Quality

The Specific Plan 3.0 EIR described existing air quality conditions within the South Coast Air Basin (Basin) and evaluated criteria pollutants, including ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead (Pb), particulate matter less than 10 microns in diameter (PM_{10}), particulate matter less than 2.5 microns in diameter ($PM_{2.5}$), and volatile organic compounds (VOCs). The Specific Plan 3.0 EIR identified the Basin as being in nonattainment for the federal and State O_3 and $PM_{2.5}$ standards and the State PM_{10} standard. Air quality monitoring data from the Anaheim 1630 W. Pampas Lane monitoring station indicated exceedances of certain O_3, PM_{10}, and $PM_{2.5}$ standards during the 2022–2024 reporting period, while applicable CO and NO_2 standards were not exceeded.

The Specific Plan 3.0 EIR evaluated construction and operational emissions associated with buildout of up to 1,791 additional residential units (including the 128 units on Lot 14) and 440,000 square feet of non-residential development. Construction modeling accounted for demolition of approximately 768,360 square feet of existing buildings, site preparation, grading, building construction, paving, architectural coatings, off-road equipment, worker and vendor trips, hauling, and fugitive dust. The modeling also included estimates for grading, concluding that buildout of Specific Plan 3.0 would require approximately 248,600 cubic yards of cut material and approximately 333,500 cubic yards of fill material, requiring the import of approximately 84,900 cubic yards of material. The Specific Plan 3.0 EIR also evaluated a conservative concurrent-grading scenario involving multiple development areas to account for the potential overlap of construction activities. Construction emissions associated with full buildout were determined not to exceed applicable South Coast Air Quality Management District (SCAQMD) regional thresholds for VOC, nitrogen oxides (NO_X), CO, sulfur oxides (SO_X), PM_{10}, or $PM_{2.5}$. However, construction-related diesel particulate matter (DPM) exposure was identified as potentially significant because the location, duration, equipment mix, and proximity to sensitive receptors associated with individual development projects were not known at the program level.

The Specific Plan 3.0 EIR determined that long-term operational emissions associated with Specific Plan 3.0 Buildout Project would exceed SCAQMD significance thresholds for VOC and NO_X before mitigation. With implementation of **Mitigation Measure AIR-1** and **Mitigation Measure TRA-1**, NO_X emissions would be reduced below the applicable threshold; however, VOC emissions associated

primarily with mobile and area sources would remain above the SCAQMD threshold, resulting in a significant and unavoidable impact. In addition, although the Specific Plan 3.0 EIR determined that the Specific Plan 3.0 Buildout Project would be consistent with Indicator 2 of the SCAQMD 2022 Air Quality Management Plan (AQMP), it would not be consistent with Indicator 1 as emissions would exceed applicable SCAQMD thresholds. Accordingly, the Specific Plan 3.0 EIR identified significant and unavoidable impacts related to both consistency with the 2022 AQMP and the cumulatively considerable net increase of criteria pollutants.

The Specific Plan 3.0 EIR also evaluated impacts associated with exposing sensitive receptors to substantial pollutant concentrations. The Specific Plan 3.0 EIR identified nearby residential neighborhoods and senior housing as the primary sensitive receptors and concluded that, while future construction activities could result in temporary DPM emissions, implementation of **Mitigation Measure AIR-2** requiring the use of U.S. EPA Tier 4 Final or cleaner construction equipment would reduce construction-related health risk impacts to less than significant. The Specific Plan 3.0 EIR further concluded that operational health risks to future occupants would be less than significant because the planned land uses would not expose sensitive receptors to substantial pollutant concentrations or place sensitive receptors in proximity to substantial sources of toxic air contaminants. With respect to other emissions (such as those leading to odors), the Specific Plan 3.0 EIR concluded that temporary odors associated with diesel exhaust during construction would be short-term in nature and that buildout of the Specific Plan 3.0 Buildout Project would not include land uses or operations that would generate objectionable odors during operation. Therefore, impacts associated with CO hot spots and objectionable odors were determined to be less than significant.

As previously mentioned, implementation of the proposed project would result in the construction of 112 two-story, attached townhomes on Lot 14 of VTTM 19247. Specific Plan 3.0 allows up to 128 dwelling units and a portion of non-residential development on Lot 14; therefore, the proposed project would fall within the residential development capacity evaluated in the Specific Plan 3.0 EIR and would not introduce a land use or development intensity beyond that previously analyzed. Construction of the proposed project would include grading, building construction, paving, architectural coatings, landscaping, parking, internal drive aisles, utility improvements, and installation of a modular wetland system and detention basin on Lot B, all of which are consistent with the type and scale of construction activities evaluated in the Specific Plan 3.0 EIR. The project site is adjacent to existing residential and mixed-use development, including residential uses to the west, south, and east; therefore, construction could temporarily expose nearby sensitive receptors to fugitive dust, DPM, and equipment exhaust. However, these emissions would be temporary, would occur within the construction envelope anticipated for Lot 14, and would be controlled through implementation of applicable regulatory compliance and mitigation measures identified in the Specific Plan 3.0 EIR, including **Regulatory Compliance Measures AIR-1** through **AIR-4** and **Mitigation Measures AIR-1** and **AIR-2**, as discussed further below.

The proposed project would be required to comply with **Regulatory Compliance Measures AIR-1** through **AIR-4**, including SCAQMD Rule 403 fugitive dust controls, haul-truck requirements, low-VOC coating provisions, and SCAQMD Rule 402 nuisance requirements. The proposed project would also be required to implement **Mitigation Measure AIR-1**, including all feasible operational emission-

reduction measures incorporated into project plans and specifications, and **Mitigation Measure AIR-2**, which requires Tier 4 Final or cleaner construction equipment greater than 50 brake horsepower where commercially available and feasible. Applicable transportation-related measures would also be implemented consistent with **Mitigation Measure TRA-1**. The proposed residential use would not include industrial processes, substantial stationary combustion sources, truck-intensive operations, or other activities typically associated with substantial toxic air contaminant emissions. Although future residents would constitute new sensitive receptors, the proposed project would not modify or intensify nearby industrial uses, and the Specific Plan 3.0 EIR determined that existing industrial uses are more than 500 feet from the Buildout Area and would not pose an operational health risk to future occupants.

During construction, temporary odors may result from diesel-powered equipment, architectural coatings, paving, and other construction materials. Such odors would be intermittent, localized, and limited to the construction period, consistent with the temporary odor sources evaluated in the Specific Plan 3.0 EIR. Following construction, the proposed townhomes, recreation center, landscaped common areas, parking areas, and stormwater facilities would not constitute substantial sources of objectionable odors. Routine residential activities, landscape maintenance, solid waste storage and collection, and operation of the modular wetland system and detention basin would be subject to applicable maintenance and nuisance requirements and would not be expected to adversely affect a substantial number of people. In addition, because implementation of the proposed project would develop Lot 14 with fewer residential uses than evaluated in the Specific Plan 3.0 EIR, the proposed project would also generate fewer vehicle trips than the 128-unit development capacity assigned to Lot 14. Therefore, the proposed project would not alter the Specific Plan 3.0 EIR's conclusion that buildout would not result in localized CO concentrations exceeding State or federal standards.

Because the proposed project would develop fewer residential units than the maximum allowed for Lot 14, would consist of land uses and construction activities contemplated by Specific Plan 3.0, and would implement the applicable regulatory compliance and mitigation measures adopted for the Specific Plan 3.0 Buildout Project, the proposed project's air quality effects would be within the scope of those evaluated in the Specific Plan 3.0 EIR. The proposed project would contribute incrementally to the significant and unavoidable regional operational VOC impact previously disclosed in the Specific Plan 3.0 EIR but would not expose sensitive receptors to substantial pollutant concentrations, generate objectionable odors affecting a substantial number of people, or result in a new or substantially more severe air quality impact not identified in the Specific Plan 3.0 EIR, and additional mitigation would not be necessary.

Land Use

The project site has a General Plan land use designation of Specific Plan Area and is located within Specific Plan 3.0. Within Specific Plan 3.0, the project site is designated Mixed-Use (Town Center/MDR), which permits residential, commercial, retail, entertainment, and other complementary mixed uses at a residential density of 15 to 20 du/ac. The proposed project would construct 112 two-story, attached townhomes on approximately 7.33 acres, resulting in a density of approximately 15.3 du/ac. Therefore, the proposed project would be consistent with the General

Plan designation and the permitted uses and density established for the project site under Specific Plan 3.0.

The Specific Plan 3.0 EIR described the Buildout Area as the existing Los Alamitos Race Course and surrounding lands, which are bordered by a variety of residential, commercial, retail, office, business park, institutional, park, and mixed-use development. The Specific Plan 3.0 EIR determined that implementation of Specific Plan 3.0 would not physically divide an established community because the planned roadway extensions and new development would improve internal circulation and connectivity between surrounding neighborhoods, commercial areas, and community amenities. The Specific Plan 3.0 EIR also concluded that buildout would be consistent with the City's General Plan and zoning designations and would not conflict with applicable land use plans, policies, or regulations adopted to avoid or mitigate environmental effects.

The proposed project would develop an existing parking area associated with the Los Alamitos Race Course with residential uses that were specifically contemplated for Lot 14 in the Specific Plan 3.0 and Specific Plan 3.0 EIR. Local vehicle access would be provided from the planned Moody Street extension, and the proposed project would include internal drive aisles and pedestrian connections within the project site. Because the proposed project would implement the land use pattern, residential density, and circulation framework evaluated in the Specific Plan 3.0 EIR, it would not divide an established community or result in a new or substantially more severe land use and planning impact not identified in the Specific Plan 3.0 EIR.

Noise

The Specific Plan 3.0 EIR evaluated temporary construction noise, operational traffic and stationary-source noise, groundborne vibration, and aircraft noise associated with reasonably foreseeable buildout of the Specific Plan 3.0 area. The Specific Plan 3.0 EIR conservatively evaluated construction noise based on concurrent grading and construction activities on multiple lots, representing peak equipment use and close proximity to sensitive receptors. It concluded that construction traffic would not increase roadway noise by 3 A-weighted decibels (dBA) or more and that temporary equipment noise would be less than significant with compliance with **Regulatory Compliance Measure NOI-1**, which limits construction to the hours permitted by the City, and **Regulatory Compliance Measure NOI-2**, which requires mechanical equipment to be screened and demonstrated to comply with applicable City noise standards prior to issuance of building permits.

Operational traffic noise was also determined to be less than significant as project-generated traffic would not result in a perceptible increase in ambient roadway noise levels. Stationary operational sources, including heating, ventilation, and air conditioning equipment, parking activities, refuse collection, and maintenance, would be required to comply with the City's applicable exterior and interior noise standards. The Specific Plan 3.0 EIR also concluded that construction and operational vibration impacts would be less than significant. The Buildout Area is approximately 0.6 mile north of Joint Force Training Base (JFTB) Los Alamitos and lies within the 60 dBA Community Noise Equivalent Level (CNEL) contour but outside the 65 dBA CNEL contour and the airport's high-noise impact zone. Accordingly, the Specific Plan 3.0 EIR determined that future development would not expose residents or workers to excessive aircraft noise.

Construction associated with the proposed project would involve grading, building construction, paving, and utility installation similar to the activities evaluated in the Specific Plan 3.0 EIR, but would occur on a substantially smaller area than the concurrent multi-lot construction scenario analyzed in the Specific Plan 3.0 EIR. During operation, the proposed project would primarily generate residential traffic, parking activity, landscape maintenance, refuse collection, and mechanical-equipment noise and would not introduce industrial, loading-intensive, or other substantial stationary noise sources. The proposed project would be required to comply with **Regulatory Compliance Measure NOI-1** and **Regulatory Compliance Measure NOI-2**, as prescribed in the Specific Plan 3.0 EIR. Because the proposed project would develop Lot 14 with the residential development contemplated for the lot in the Specific Plan 3.0 EIR, it would generate construction and operational noise sources comparable to those previously evaluated. In addition, because the proposed project would comply with the applicable regulatory compliance measures, its noise and vibration effects would remain within the scope of the Specific Plan 3.0 EIR. Therefore, the proposed project would not result in a new or substantially more severe noise or vibration impact not identified in the Specific Plan 3.0 EIR.

Population and Housing

The Specific Plan 3.0 EIR examined population and housing conditions in the context of existing and projected growth in the City of Cypress and Orange County using demographic forecasts prepared by the Southern California Association of Governments (SCAG), the City's Housing Element, the California Department of Finance, and the United States Census Bureau. SCAG seeks to encourage housing growth over job growth in the Orange County subregion. In 2024, the SCAG Regional Council adopted the Connect SoCal Growth Forecast Technical Report[1] to predict the most likely growth scenario for the Southern California region in the future. The Connect SoCal growth forecast is meant to provide a common foundation for regional and local planning, policymaking, and infrastructure provisions within the SCAG region. The growth forecast utilized in the Specific Plan 3.0 EIR for Orange County and City of Cypress is provided in Table B, below.

[1] Southern California Association of Governments (SCAG). 2024. 2024–2050 RTP/SCS Demographics & Growth Forecast Technical Report. Website: https://scag.ca.gov/sites/main/files/file-attachments/23-2987-tr-demographics-growth-forecast-final-040424.pdf?1712261839 (accessed May 6, 2025).

Table B: Population and Housing Forecasts (2019–2050)

	2019 (Actual)	2035 (Estimate)	2050 (Estimate)	2019 to 2050 Increase	Percent Change
Total Population					
City of Cypress	50,200	51,400	56,200	6,000	12%
Orange County	3,191,000	3,299,000	3,439,000	248,000	7.8%
Total Households					
City of Cypress	16,400	18,400	20,300	3,900	23.7%
Orange County	1,069,000	1,196,000	1,253,000	184,000	17.2%
Total Employment					
City of Cypress	26,100	27,700	28,100	2,000	7.2%
Orange County	1,805,000	1,942,000	2,019,000	214,000	11.9%

Source: 2024–2050 RTP/SCS Draft Connect SoCal 2024 Growth Projections (SCAG 2024).
RTP/SCS = Regional Transportation Plan/Sustainable Communities Strategy
SCAG = Southern California Association of Governments

As shown in Table B, the Specific Plan 3.0 EIR reported that Cypress is currently within the jobs-to-housing ratio range recommended by the American Planning Association (APA). The City's jobs-to-housing ratio was approximately 1.6 in 2019 and is projected to decline to approximately 1.4 by 2050, remaining within the generally recommended range of 1.3 to 1.7. As shown in Table B, a projected decrease in the jobs-to-housing ratio suggests that the job growth expected in the region will be less than the expected growth in housing.

The Specific Plan 3.0 EIR evaluated development of up to 1,791 additional dwelling units within the Buildout Area, which could accommodate approximately 5,516 residents based on an average household size of 3.08 persons. The Specific Plan 3.0 EIR concluded that this growth would not be considered unplanned as it was anticipated in the City's Housing Element, Specific Plan 3.0, SCAG growth forecasts, and the City's Regional Housing Needs Assessment (RHNA) allocation. The Specific Plan 3.0 EIR also concluded that buildout of Specific Plan 3.0 would not displace existing residents or housing because no residential uses are currently located within the Buildout Area.

The proposed project would construct 112 attached townhomes. Based on the same 3.08 persons per household assumption used in the Specific Plan 3.0, implementation of the proposed project would accommodate approximately 345 residents. The 112 proposed units are within the 128-unit development capacity evaluated for Lot 14 in the Specific Plan 3.0 EIR and would contribute to the City's planned housing supply without exceeding the population and housing growth assumptions analyzed in the Specific Plan 3.0 EIR. Because the project site is an existing parking area and contains no existing residences, the proposed project would not displace people or housing. Therefore, the proposed project would not result in a new or substantially more severe population and housing impact not identified in the Specific Plan 3.0 EIR.

Utilities and Public Services

The Specific Plan 3.0 EIR evaluated the ability of existing and planned utilities and public service providers to accommodate buildout of Specific Plan 3.0, including electrical, natural gas, potable water, wastewater, stormwater, telecommunications, solid waste, fire protection, police protection, parks, libraries, and schools. As part of the Specific Plan 3.0 EIR, utility providers, including Southern

California Edison, Southern California Gas Company, Orange County Sanitation District, Golden State Water Company, and AT&T, provided will-serve letters confirming that adequate utility infrastructure and service capacity would be available to serve buildout of Specific Plan 3.0. Similarly, coordination with the Orange County Fire Authority and the Cypress Police Department confirmed that buildout of Specific Plan 3.0 would not require new or expanded public facilities beyond those already planned to accommodate future growth.

Implementation of the proposed project would result in the construction of 112 residential units within Lot 14 of VTTM 19247 and would develop 16 fewer dwelling units than the 128 units evaluated for Lot 14 in the Specific Plan 3.0 EIR. Because the proposed project consists of residential development specifically contemplated by Specific Plan 3.0 and analyzed in the Specific Plan 3.0 EIR, would develop fewer dwelling units than considered for Lot 14 in the Specific Plan 3.0 EIR, and would be served by the utility infrastructure and public services previously evaluated for the Buildout Area in the Specific Plan 3.0 EIR, implementation of the proposed project would not increase the demand for utilities or public services beyond the levels analyzed in the Specific Plan 3.0 EIR or require the construction of new or expanded utility or public service facilities. Additionally, the Project Applicant (i.e., Melia Homes) would be required to pay the appropriate development fees to the Orange County Fire Authority, appropriate school districts, and the City of Cypress in compliance with **Regulatory Compliance Measures PS-1** through **PS-3**. The proposed project would also reduce construction and demolition waste during construction in compliance with **Regulatory Compliance Measure UTIL-1**. Therefore, the proposed project would not result in a new or substantially more severe impact related to utilities or public services that was not identified in the Specific Plan 3.0 EIR.

Transportation

The Specific Plan 3.0 EIR evaluated transportation impacts using vehicle miles traveled (VMT), consistent with Section 15064.3 of the *State CEQA Guidelines* and the County of Orange's VMT guidelines. The residential component of the Specific Plan 3.0 Buildout Project was estimated to generate 14.29 home-based VMT per capita under existing-plus-project conditions and 14.96 VMT per capita under cumulative conditions, exceeding the City's significance threshold of 13.21 VMT per capita. Although **Mitigation Measure TRA-1** requires bicycle and pedestrian network improvements to reduce VMT, the EIR concluded that the residential VMT impact would remain significant and unavoidable.

The proposed project would construct 112 two-story, attached townhomes on Lot 14 of VTTM 19247, which is fewer than the 128 dwelling units evaluated for Lot 14 in the Specific Plan 3.0 EIR. The proposed project would therefore fall within the residential development capacity and associated transportation assumptions previously analyzed in the Specific Plan 3.0 EIR and would generate fewer a.m. peak-hour trips and p.m. peak-hour trips associated with Lot 14 than what was reported in the Specific Plan 3.0 EIR due to the construction of fewer residential units. Local vehicle access would be provided from the planned Moody Street extension, with on-site circulation provided by internal drive aisles.

As part of the development review process, the proposed project would be required to demonstrate consistency with applicable components of **Mitigation Measure TRA-1**, including bicycle facility and pedestrian network improvements. Project access, internal circulation, emergency access, and

pedestrian facilities would also be subject to City and Orange County Fire Authority review. Because the proposed project would develop fewer units than assumed for Lot 14 in the Specific Plan 3.0 EIR, would be consistent with the planned circulation framework for the Buildout Area, and would implement applicable mitigation measures prescribed in the Specific Plan 3.0 EIR, implementation of the proposed project would not result in a new or substantially more severe transportation impact not identified in the Specific Plan 3.0 EIR. The proposed project's residential VMT contribution would remain within the significant and unavoidable impact previously disclosed in the Specific Plan 3.0 EIR.

Cumulative Impacts

Cumulative effects of the Specific Plan 3.0 Buildout Project were adequately evaluated in the Specific Plan 3.0 EIR. Because the proposed project is consistent with the density and development assumptions analyzed in the certified Specific Plan 3.0 EIR, and the proposed project was included within the scope of development evaluated in that EIR, the cumulative effects associated with development of the project site were previously considered and addressed as part of the prior environmental analysis. Consistent with *State CEQA Guidelines* Section 15183, additional cumulative impacts analysis is not required unless the project would result in a new or substantially more severe significant cumulative impact.

As summarized above, the proposed project would not result in any new or more severe impacts that would require additional mitigation measures. Therefore, the proposed project would not change the conclusions of the Specific Plan 3.0 EIR, and there would be no impacts peculiar to the project or the project site. Further, no new information of substantial importance meeting the criteria listed in *State CEQA Guidelines* Section 15162 has been identified.

CONCLUSION

As demonstrated in this memorandum, the proposed project falls within the maximum development analyzed in the certified Specific Plan 3.0 EIR and is consistent with the applicable land use and development assumptions evaluated therein. In addition, the proposed project would not result in any project-specific significant environmental effects that were not previously analyzed, nor would it substantially increase the severity of previously identified impacts.

Therefore, pursuant to Sections 15183 and 15162 of the *State CEQA Guidelines,* the environmental effects associated with the proposed project have been adequately addressed in the Specific Plan 3.0 Buildout Project EIR. No additional environmental review is required under CEQA, and the City may rely upon the prior environmental analysis in taking action on the proposed project and a Notice of Exemption (NOE) may be filed for the project.

Please refer to Attachment A and Attachment B for the applicable regulatory compliance measures and mitigation measures from the Specific Plan 3.0 EIR that would be implemented as part of the proposed project.

Attachments: A: Mitigation Measure Applicability Table
B: Regulatory Compliance Measures Applicability Table

ATTACHMENT A

MITIGATION MEASURE APPLICABILITY TABLE

SPECIFIC PLAN 3.0 PROJECT EIR MITIGATION: APPLICABILITY TO THE MELIA HOMES LOT 14 PROJECT

No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
4.3: Air Quality					
AIR-1	**Mitigation Measure AIR-1:** Prior to issuance of grading permits for development projects in the Buildout Area, a future project applicant in collaboration with the City of Cypress Planning Division shall identify project design details and specifications, where feasible, to document implementation and compliance with emission reduction measures. The City of Cypress Planning Division shall verify compliance through: (1) review and approval of construction drawings and building permit submittals demonstrating incorporation of the emission-reduction measures; (2) documentation or reporting from the contractor or a future project applicant, as deemed necessary by the City of Cypress Planning Division, demonstrating adherence to approved measures. The measures below shall be implemented and updated as necessary as they are considered feasible and effective in reducing criteria pollutant emissions generated by the project. These measures shall be reviewed and updated in accordance with the most recent emission-reduction and emission-minimization guidance available, including, at a minimum, the California Air Pollution Control Officers Association (CAPCOA) 2024 guidance. A future project applicant shall incorporate all feasible and updated measures into the final construction drawings, building plans, and contractor specifications for City review, including, but not limited to, the following: ● Provide building access and paths which are physically separated from street parking lot traffic and that eliminate physical barriers such as walls, berms, landscaping and slopes that impede the use of pedestrians, bicycle facilities, or public transportation vehicles. ● Provide continuous sidewalks separated from the roadway by landscaping and on street parking. ● Provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.	Yes	Prior to issuance of grading permits for the proposed project	City of Cypress/ Project Applicant	The Melia Homes Lot 14 Project shall incorporate all feasible emission-reduction measures identified in Mitigation Measure AIR-1 into final construction drawings, building plans, and contractor specifications. The City of Cypress Planning Division shall verify compliance prior to issuance of grading and building permits.

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
	● Provide preferential parking spaces near the entrance of buildings for those who carpool/vanpool/rideshare and provide signage. ● Install electric vehicle charging capabilities that meet the requirements of the latest version of the California Green Building Standards Code (CALGreen Code) Tier 2 Voluntary Standards. ● Install ENERGY STAR certified heating, cooling, and lighting devices, and appliances or equivalent. ● Install only electric fireplaces. ● Install low-flow water fixtures. ● Utilize energy-efficient design features, including appropriate site orientation, use of lighter color roofing and building materials, and use of deciduous shade trees and windbreak trees to reduce fuel consumption for heating and cooling. ● Use light-colored paving and roofing materials. ● Use low-volatile organic compound (VOC) paints with 10 grams per liter or less. ● Require the use of all-electric landscaping equipment. ● Maximizing the planting of trees in landscaping and parking lots.				
AIR-2	**Mitigation Measure AIR-2:** All construction activities in the Buildout Area shall utilize U.S. EPA Tier 4 Final diesel construction equipment for equipment rated at greater than 50 brake horsepower (bhp) if and to the extent commercially available, or the cleanest available equipment and technology that is commercially available and feasible at the time of construction (e.g., zero-emission or equivalent low-emission equipment), to minimize diesel particulate matter (DPM) emissions. If Tier 4 Final equipment is not commercially available for a majority of the construction equipment and an individual development project would be larger than 20 acres, the City shall require preparation of a construction Health Risk Assessment (HRA) for such development project. If a construction HRA is required, it shall be prepared in accordance with current OEHHA methodology and applicable SCAQMD CEQA and health risk	Yes	Prior to and during construction activities	City of Cypress/ Construction Contractor	The construction contractor will ensure that construction of the Melia Homes Lot 14 Project uses U.S. EPA Tier 4 Final or cleaner construction equipment greater than 50 bhp where commercially available and feasible. Because the project site is 7.33 acres, preparation of a construction HRA would

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
	assessment guidance. Additional feasible risk-reduction measures identified through the HRA process shall be implemented as determined necessary by the City.				not be required under Mitigation Measure AIR-2.
4.4: Biological Resources					
BIO-1	**Mitigation Measure BIO-1: Jurisdictional Delineation.** Prior to commencing construction activities that would impact any of the identified aquatic resources in Lots 2, 3, 4, 6 and 7 of Vesting Tentative Tract Map (VTTM) 19247, a jurisdictional delineation shall be conducted, as follows: ● Regional Water Quality Control Board (RWQCB) Jurisdiction (Waters of the State): Delineation shall follow the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (State Water Resources Control Board [SWRCB] 2019). ● California Department of Fish and Wildlife (CDFW) Jurisdiction (Streambed Alteration Program): The extent of CDFW jurisdiction shall be identified consistent with California Fish and Game Code §§ 1600–1616, including the outer limits of the bed, bank, and channel and the extent of any associated riparian vegetation. ● US Army Corps of Engineers (USACE) Jurisdiction (Waters of the United States [WOTUS]): The determination that no federal WOTUS occur onsite shall be documented consistent with 33 CFR § 328.3, the USACE 1987 Wetland Delineation Manual, and the appropriate Regional Supplement (USACE 2008). If impacts to RWQCB and/or CDFW jurisdictional waters are expected to occur, appropriate permits or authorization (e.g., Water Quality Certification/Waste Discharge Requirements, CDFW Lake and Streambed Alteration Agreement) shall be obtained prior to construction.	No	Prior to commencement of construction activities that would impact any of the identified aquatic resources in Lots 2, 3, 4, 6, and 7 of VTTM 19247	Future Project Applicant(s)/ Qualified Delineator	The Melia Homes Lot 14 Project is not within the lots applicable to this mitigation measure. This measure would not apply.
4.5: Cultural Resources					
CUL-1	**Mitigation Measure CUL-1:** Prior to demolition activities of any character-defining features, the owner of Los Alamitos Race Course, or subsequent project proponents, shall make photographs and memorabilia, including brochures, promotional flyers, marketing materials, special events	No	Prior to demolition activities of any LARC	Owner of LARC or Future Project Applicant(s)	The Melia Homes Lot 14 Project would be located on Lot 14, which is currently occupied by a

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
	announcements and the like (or copies of the same) available to a local library or an Orange County-based historical society: a. For use in an exhibit(s) about horse racing, quarter horses, Frank Vessels, Sr. the Vessels family, pari-mutuel betting and/or the history of Cypress; and/or **b.** To be part of a permanent archive for research purposes.		character-defining features		parking lot, and does not contain any character-defining features. This measure would not apply.
CUL-2	**Mitigation Measure CUL-2:** Require future development on portions of the Los Alamitos Race Course property to incorporate one or more of the following: a. A historical marker that provides information about Frank Vessels, Sr. and Los Alamitos Race Course. The marker should be clearly visible and accessible to the public. b. The Vessels' name, the track logo, racing terminology, and/or the names or likenesses (e.g., statuary, wall or garden art, and photographs) of noteworthy Quarter Horses (such as Clabber, Go Man Go, or Moonist).	No	Prior to project occupancy	Future Project Applicant(s)	The Melia Homes Lot 14 Project would be located on Lot 14, which is currently occupied by a parking lot. Lot 14 is not part of the portions of the Los Alamitos Race Course property referred to in this Mitigation Measure. This measure would not apply.
CUL-3	**Mitigation Measure CUL-3:** Prior to, or in conjunction with, approval of any demolition or development permits that involves the destruction of any portion of the Los Alamitos Race Course property, the Project Applicant should be required to commission documentation of the property in the form of Historic American Building Survey (HABS)-like documentation that complies with the *Secretary of the Interior's Standards for Architectural and Engineering Documentation* (NPS 1990), if any of the character-defining features as identified are still present. The documentation should generally follow the HABS Level III requirements and include digital photographic recordation of the complex, a detailed historic narrative report, and compilation of historic research. Photographic documentation should include: ● General views of the site and landscape as a whole ● Photographs of the 550-yard chute, track, and winner's circle	No	Prior to, or in conjunction with, approval of any demolition or development permits that involves the destruction of any portion of the LARC property	Future Project Applicant(s)/ Qualified Architectural Historian	The Melia Homes Lot 14 Project would be located on Lot 14, which is currently occupied by a parking lot. Lot 14 is not part of the portions of the Los Alamitos Race Course property referred to in this Mitigation Measure. This measure would not apply.

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
	• Photographs of each exterior elevation of all buildings and structures in the complex • Photographs of the interior of the Grandstand. The documentation should be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History (NPS 1983). The original archival-quality documentation shall be offered as donated material to the following entities: South Central Coastal Information Center at CSU Fullerton, Preserve Orange County, the Orange County Historical Society and other repositories to be determined such as local libraries and the American Quarter Horse Association Hall of Fame.				
4.7: Geology and Soils					
GEO-1	**Mitigation Measure GEO-1: Implementation of Geotechnical Investigation Recommendations.** Future development projects within the Buildout Area shall implement the recommendations of the Geotechnical Investigation prepared for the proposed project, to the satisfaction of the City of Cypress' (City) Building Official, including, but not limited to: **Ground Improvement Techniques.** Ground improvement techniques shall be implemented in the Buildout Area beneath any structure intended for human occupancy. Ground improvements may consist of rammed aggregate piers, vibrated aggregate piers, or similar techniques. The ground improvements must be designed by a qualified ground improvement contractor through coordination with a geotechnical engineer and/or structural engineer to ensure liquefaction in the upper soils. **Building Foundation Techniques.** Subsequent to the installation of any proposed ground improvements, proposed structures, mat or mat-type foundation systems will be used. Conventional foundations may be utilized for support of the lighter at-grade structure if the ground improvements reduce the total and differential settlement to a threshold confirmed by the geotechnical engineer, the structural engineer, and the construction contractor.	Yes	Prior to the issuance of any grading or building permit	City of Cypress/ Project Applicant	The Melia Homes Lot 14 Project shall implement the recommendations of the project-specific geotechnical investigation. Because the Melia Homes Lot 14 Project includes townhome structures intended for human occupancy, applicable ground improvement techniques, such as rammed aggregate piers, vibrated aggregate piers, or equivalent methods, shall be installed beneath the structures in coordination with the geotechnical and structural engineers. Final

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
	Additional site testing and final design evaluation(s) shall be conducted by a geotechnical consultant to refine and/or enhance these requirements during buildout of the project on an as-needed basis. A future project applicant(s) shall require the geotechnical consultant to assess whether the recommendations in the Geotechnical Investigation need to be modified or refined to address any changes in the project features prior to start of grading. If the geotechnical consultant identifies modifications or refinements to the recommendations, the future project applicant(s) shall make modifications to the final project design and specifications. Examples of additional measures could include: a moisture or vapor retarding system below foundations, additional ground stabilization techniques like cement treatment or aggregate, or removal and replacement of existing soil to eliminate any unsuitable materials or undocumented fill. Design, grading, and construction shall be performed in accordance with applicable requirements in the Municipal Code, the California Building Code, local grading regulations, and any additional measures recommended by the geotechnical consultant in the subsequent geotechnical evaluation(s).				foundation design, grading, and construction shall incorporate any additional site-specific recommendations and shall be reviewed and approved by the City of Cypress Building Official.
GEO-2	**Mitigation Measure GEO-2: Procedures for Unexpected Paleontological Resources Discoveries.** If paleontological resources are discovered during ground-disturbing activities associated with the proposed project, construction personnel shall immediately halt work within 50 feet of the discovery, and a future project applicant/developer or construction supervisor shall contact a qualified paleontologist to assess the discovery for scientific importance. A qualified paleontologist is defined as a person with an M.S. or Ph.D. in geology or paleontology and who meets the standards set forth by the Society of Vertebrate Paleontology. The paleontologist shall make recommendations regarding the collection, treatment, and disposition of the discovery. Scientifically important resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a museum repository. If paleontological resources are	Yes	During ground-disturbing activities	Construction Contractor/ Qualified Paleontologist	The Melia Homes Lot 14 Project shall implement this Mitigation Measure because implementation would include ground-disturbing activities associated with grading, utility installation, and foundation construction. Therefore, if paleontological resources are encountered during construction, work shall stop within 50 feet of the

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
	discovered, regardless of their scientific importance, paleontological monitoring shall be required for subsequent ground-disturbing activities at a frequency, depth, and/or interval determined by the paleontologist. Paleontological monitoring shall be conducted by a qualified paleontological monitor as set forth in the Society of Vertebrate Paleontology standards. At the conclusion of monitoring, a final monitoring report shall be prepared by the paleontologist to document the results of monitoring and project compliance with all regulations and project requirements. If scientifically important paleontological resources are recovered, this report shall also document those paleontological resources with a catalog, descriptions, and photographs as determined appropriate by the paleontologist. The final monitoring report shall be submitted to the City of Cypress Director of Community Development Department or designee for review and approval. A copy of this final report shall also accompany the fossil material to the museum repository.				discovery and a qualified paleontologist shall evaluate the find and recommend appropriate treatment. Any required monitoring, documentation, recovery, curation, and reporting shall be completed in accordance with Mitigation Measure GEO-2 and submitted to the City of Cypress.
GEO-3	**Mitigation Measure GEO-3: Worker Sensitivity Training:** Prior to issuance of grading permits, applicants for projects that would include ground-disturbing activities below 10 feet in undisturbed native sediments ranked as having a moderate or high paleontological sensitivity shall be required to retain a qualified paleontologist meeting the requirements set forth by the Society of Vertebrate Paleontology. Prior to and during initial ground-disturbing activities, the qualified paleontologist (or their designee) shall provide worker environmental awareness training to construction personnel. Training shall include recognition of potential fossil materials, appropriate worker response protocols, and contact information for the paleontologist.	Yes	Prior to issuance of grading permits	Future Project Applicant(s)/ Qualified Paleontologist	The Melia Homes Lot 14 Project shall implement this Mitigation Measure because implementation would include ground-disturbing activities associated with grading, utility installation, and foundation construction. Therefore, the Melia Lot 14 project shall implement the recommendations of this measure including retaining a qualified paleontologist to provide worker environmental

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
					awareness training prior to and during initial ground-disturbing activities if excavation would extend below 10 feet into undisturbed native sediments of moderate or high paleontological sensitivity.
4.8: Greenhouse Gas Emissions					
GHG-1	**Mitigation Measure GHG-1:** Prior to issuance of building permits, project applicants for future development within the Buildout Area shall demonstrate to the satisfaction of the City of Cypress (City) Planning Division that the proposed buildings incorporate feasible greenhouse gas (GHG) reduction strategies consistent with current State and local decarbonization goals. Compliance shall be demonstrated through building plans, energy modeling, California Green Building Standards Code (CALGreen Code) checklists, or similar documentation submitted during the plan check process, as deemed necessary by the City. Future project applicants shall comply with either the All-Electric Design Path or the Efficient Mixed-Fuel Design Path, as described below: **Preferred Compliance Path: All Electric Design** - Future development shall be designed and constructed without natural gas infrastructure or natural gas appliances. All space heating, water heating, cooking, and clothes drying systems shall be fully electric. Electrical service panels shall be sized to accommodate expected loads and future electrification needs. **Alternative Compliance Path: Efficient Mixed-Fuel Design** - If a project proposes to install natural gas infrastructure or natural gas appliances, future project applicants shall implement a combination of GHG reduction measures sufficient to minimize GHG emissions from natural gas usage to	Yes	Prior to issuance of building permits	City of Cypress/ Project Applicant	The Melia Homes Lot 14 Project shall implement this mitigation measure by demonstrating compliance with the City of Cypress' greenhouse gas reduction requirements during the building permit review process. The project shall incorporate either the All-Electric Design Path or the Efficient Mixed-Fuel Design Path, including applicable energy efficiency, electrification, water conservation, landscaping, and renewable energy measures, as identified on the final improvement plans and construction

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
	the maximum extent feasible. Measures may include, but are not limited to, the following: ● Exceed Title 24, Part 6 (Building Energy Efficiency Standards) performance requirements by 10–20 percent, where feasible, as demonstrated through energy modeling or prescriptive compliance documentation. ● Install on-site solar photovoltaic (PV) systems to the maximum feasible extent, including on rooftops and parking canopy structures, where structurally and technically feasible. ● Provide electric-ready infrastructure, including service panel capacity, conduit, wiring, and dedicated circuits, to allow future conversion to all-electric appliances and systems. ● Design buildings to achieve, at minimum, Leadership in Energy and Environmental Design (LEED) Silver certification or an equivalent third-party green building rating. ● Install programmable thermostats, advanced metering infrastructure, and smart home energy management systems. ● Provide heating, ventilation, and air conditioning (HVAC) commissioning consistent with CALGreen Sections 5.410.2–5.410.4, including a commissioning plan, functional performance testing, and a commissioning report. ● Install cool roof materials meeting an aged solar reflectance of ≥ 0.30, or the most current CALGreen Code requirement, whichever is more stringent. ● Provide infrastructure to accommodate up to 50 percent recycled water use for landscape irrigation, where recycled water supply is available. ● Use water-efficient irrigation systems, minimize turf, and incorporate native, low-water, or drought-tolerant plant species. ● Install rainwater harvesting systems, where feasible. ● Prohibit or restrict the use of potable water for cleaning non-vegetated outdoor surfaces and prohibit systems that apply water to hardscape surfaces.				drawings and verified by the City prior to occupancy.

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
	● Implement and maintain robust solid waste diversion programs, including recycling and organic waste collection consistent with Senate Bill (SB) 1383 requirements. All selected GHG reduction measures shall be clearly identified on improvement plans and construction drawings. Compliance with this measure shall be verified by City staff during plan check and confirmed through building inspection prior to final occupancy.				
4.9: Hazards and Hazardous Materials					
HAZ-1	**Mitigation Measure HAZ-1:** Prior to the issuance of a building permit, a future project applicant/developer shall demonstrate the recommendations provided in the Phase I Environmental Site Assessment (Phase I ESA) prepared for the Buildout Area have been, or will be, implemented. Recommendations provided in the Phase I ESA include the following: ● Preparation and implementation of an Operations and Maintenance (O&M) Program in order to safely manage the suspect asbestos-containing materials (ACMs) and/or lead-based paint (LBP) associated with the existing structures located within the Buildout Area; and ● Providing a copy of this Draft Environmental Impact Report (EIR) and the Notice of Completion (NOC) to the Orange County Health Care Agency (OCHCA) in order to notify them of the proposed change in land use facilitated under the proposed project.	No	Prior to issuance of a building permit	Future Project Applicant(s)	The Melia Homes Lot 14 Project does not include the demolition of any of the existing structures covered under the Specific Plan 3.0 EIR. This measure would not apply.
4.17: Transportation					
TRA-1	**Mitigation Measure TRA-1: Transportation Demand Management Strategies.** The Development Agreement between the City and the Project Applicant regarding the proposed project shall include a provision requiring that any future project applicants for subsequent residential development projects within the Buildout Area demonstrate the project's consistency with the measures set forth in Items 1 and 2 below that are applicable to such project prior to its approval to the satisfaction of the City of Cypress Planning Director.	Yes	During preparation of the Development Agreement	City of Cypress/ Project Applicant	The Melia Homes Lot 14 Project shall implement Mitigation Measure TRA-1 because it is a subsequent residential development project within the Buildout Area. The project shall demonstrate consistency

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
	1. **Construct or Improve Bike Facility (California Air Pollution Control Officers Association [CAPCOA] Handbook Strategy T-19-A):** This transportation demand management strategy requires the project to include a new bicycle facility or facilities or improve an existing facility that would connect the project to the existing regional bicycle network. The construction/improvement of bicycle facilities would provide residents with the opportunity to bike to their destination rather than drive, reducing the number of vehicle trips and overall project-generated vehicle miles traveled (VMT). 2. **Provide Pedestrian Network Improvement (CAPCOA Handbook Strategy T-18):** This transportation demand management strategy requires the construction of off-site sidewalks to improve sidewalk coverage and pedestrian access to the surrounding area.				with the applicable Transportation Demand Management strategies by incorporating bicycle and pedestrian improvements that connect the site to the surrounding transportation network, as determined by the City of Cypress Planning Director.
4.18: Tribal Cultural Resources					
TCR-1	**Mitigation Measure TCR-1: Tribal Cultural Resources Training and ALERT Sheet Posting.** Prior to the start of any ground-disturbing activities, a qualified archaeologist meeting the Secretary of the Interior standards, in consultation with a representative from a traditionally and culturally affiliated Native American Tribe, under the direction of the City of Cypress Planning Division, shall prepare a Cultural Resources Sensitivity Summary. This summary shall include a brief description of the types of archaeological and tribal cultural resources that may be encountered, visual examples (if available), reporting procedures in the event of a discovery, and appropriate contact information. The summary shall be printed and posted in a visible location at the construction site for the duration of all ground-disturbing activities. An initial worker environmental training shall be provided by a qualified archaeologist in collaboration with a tribal representative prior to the start of construction, under the direction of the City of Cypress Planning Division. The training shall include a review of applicable laws, procedures to follow if resources are discovered, and cultural sensitivity guidance. A	Yes	Prior to the start of any ground-disturbing activities	Project Applicant/ Qualified Archaeologist	The Melia Homes Lot 14 Project shall implement Mitigation Measure TCR-1 because project construction would involve ground-disturbing activities with the potential to encounter archaeological or tribal cultural resources. Prior to construction, the project shall provide worker cultural resources sensitivity training, post the required Cultural Resources Sensitivity Summary at the site, and maintain documentation

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	sign-in sheet shall be maintained to document attendance. As construction progresses, the construction manager shall be responsible for ensuring that all new personnel receive the same information through on-site orientation and review of the posted materials. Documentation of ongoing training shall be maintained and made available to the City upon request.				demonstrating that all construction personnel received the required information.
TCR-2	**Mitigation Measure TCR-2: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.** Prior to the issuance of any grading permits for projects within the Buildout Area that would require "ground-disturbing activity," where such disturbance activity would occur in undisturbed native sediment, a future project applicant/City shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation (Tribe). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching on both on-site and any off-site locations that are included in the Project Description/ definition and/or required in connection with the projects, such as public improvement work. A copy of the executed monitoring agreement shall be submitted to the Director of the City of Cypress Community Development Department, or their designee, prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. The tribal monitor shall also provide appropriate insurance certificates. The monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered tribal cultural resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, "TCRs"), as well	Yes	Prior to the issuance of any grading permits	Future Project Applicant(s)/ Native American Monitor	The Melia Homes Lot 14 Project shall implement Mitigation Measure TCR-2, as necessary, during project construction that would involve ground-disturbing activities in undisturbed native sediment. Prior to construction, the project shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation (Tribe). The monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials,

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
	as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the future project applicant/City upon written request to the Tribe. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Tribe from a designated point of contact for the future project applicant/City that all ground-disturbing activities and phases that may involve ground-disturbing activities in native (previously undisturbed) soil has occurred (i.e., no tribal monitoring shall be required for landscaping activities occurring after completion of project grading and trenching, as this soil will have been previously monitored) or in connection with the project are complete; or (2) a determination and written notification by the Tribe to the future project applicant/City that no future, planned construction activity and/or development/construction phase associated with the project possesses the potential to impact TCRs. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Tribe's monitor and/or archaeologist. The Tribe will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural, and/or historic purposes.				and any other facts, conditions, materials, or discoveries of significance to the Tribe.
TCR-3	**Mitigation Measure TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary Objects.** Native American human remains are defined in Public Resources Code (PRC) Section 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized during ground-disturbing activities associated with projects within the Buildout Area, then all construction activities shall immediately	Yes	During ground-disturbing activities	Construction Contractor/ County Coroner/ Most Likely Descendant	The Melia Homes Lot 14 Project shall implement Mitigation Measure TCR-3 because construction would involve ground-disturbing activities that could result in the unanticipated discovery of human remains or

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
	cease within 50 feet of the find. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the Coroner has determined the nature of the remains. If the Coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC), and PRC Section 5097.98 shall be followed. Human remains and grave/burial goods shall be treated alike per PRC Section 5097.98(d)(1) and (2). If Native American human remains are discovered or recognized on any construction sites within the Buildout Area during ground-disturbing activities and the NAHC subsequently identifies the Gabrieleño Band of Mission Indians – Kizh Nation (Tribe) to be the Most Likely Descendant (MLD), construction activities may resume in other parts of the construction site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Tribe determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Tribe's monitor and/or archaeologist deems necessary). (*State CEQA Guidelines* Section 15064.5(f).) Preservation in place (i.e., avoidance) is the Tribe's preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to the extent feasible to prevent further disturbance.				associated funerary objects. If such materials are encountered, work shall cease within the required area, the County Coroner and NAHC notification procedures shall be followed, and the remains shall be treated in accordance with Public Resources Code Section 5097.98, including consultation with the identified Most Likely Descendant and preservation in place where feasible.
TCR-4	**Mitigation Measure TCR-4: Procedures for Burials and Funerary Remains.** If Native American human remains are discovered or recognized on any construction sites within the Buildout Area during ground-disturbing activities and the Native American Heritage Commission subsequently	Yes	During ground-disturbing activities	Construction Contractor/ Most Likely Descendant	The Melia Homes Lot 14 Project shall implement Mitigation Measure TCR-4 because construction

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	identifies the Gabrieleño Band of Mission Indians – Kizh Nation (Tribe) to be the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy, as described below, shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. In the event preservation in place is not possible despite good faith efforts by the future project applicant/City and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.				would involve ground-disturbing activities that could result in the discovery of Native American human remains or funerary objects.

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No.	Mitigation Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion/ Monitoring Milestone	Responsible Party	Comments
	Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within 6 months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.				

ATTACHMENT B

REGULATORY COMPLIANCE MEASURES APPLICABILITY TABLE

SPECIFIC PLAN 3.0 PROJECT EIR REGULATORY COMPLIANCE MEASURES: APPLICABILITY TO THE MELIA HOMES LOT 14 PROJECT

No.	Regulatory Compliance Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion	Responsible Party	Comments
4.3: Air Quality					
RC-AIR-1	**Regulatory Compliance Measure AIR-1:** During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures by using the following procedures, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 during construction. The applicable Rule 403 measures are as follows: ● Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). ● Water active sites at least twice daily (locations where grading is to occur shall be thoroughly watered prior to earthmoving). ● Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114. ● Pave construction access roads at least 100 feet (30 meters) onto the site from the main road. ● Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.	Yes	During clearing, grading, earth moving, or excavation operations	Construction Contractor	The Melia Homes Lot 14 Project will implement SCAQMD Rule 403 fugitive dust controls during construction in accordance with this measure.
RC-AIR-2	**Regulatory Compliance Measure AIR-2:** All trucks that are to haul excavated or graded material shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2), and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.	Yes	During clearing, grading, earth moving, or excavation operations	Construction Contractor	The construction contractor will ensure that all trucks that are proposed to haul excavated or graded material associated with the Melia Homes Lot 14 Project comply with State Vehicle Code Section 23114, in accordance with this measure.

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No.	Regulatory Compliance Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion	Responsible Party	Comments
RC-AIR-3	**Regulatory Compliance Measure AIR-3:** Prior to approval of future project plans and specifications, the City of Cypress shall confirm that the construction bid packages specify: ● Contractors shall use high-volume low-pressure paint applicators with a minimum transfer efficiency of at least 50 percent; ● Coatings and solvents that will be utilized have a volatile organic compound content lower than required under SCAQMD Rule 1113; and ● To the extent feasible, construction/building materials shall be composed of pre-painted materials.	Yes	Prior to approval of the Project plans and specifications	City of Cypress/ Construction Contractor	The construction contractor will ensure that construction specifications for the Melia Homes Lot 14 Project require the use of high-volume low-pressure paint applicators, coatings and solvents with VOC contents below SCAQMD Rule 1113 requirements, and pre-painted building materials where feasible, in accordance with this measure.
RC-AIR-4	**Regulatory Compliance Measure AIR-4:** Future projects shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.	Yes	Prior to and during operations	Project Applicant	The entity in charge of operations of the Melia Homes Lot 14 Project would ensure that the Project is in compliance with SCAQMD Rule 402 in accordance with this measure.
4.4: Biological Resources					
RC-BIO-1	**Regulatory Compliance Measure BIO-1:** Preconstruction Bat Surveys. If construction activities for a specific development project within the Buildout Area, including structure demolition and tree removal, will occur during the bat maternity season (April 1 to August 31), then the City of Cypress, or designee, shall confirm that the applicable developer has retained a qualified biologist who shall conduct a nighttime bat survey of potential maternity roost habitat no more than 30 days prior to the removal of potential habitat. These surveys shall be initiated no later than 30 minutes before sunset and continue for no less than 1 hour after sunset. If maternity roosts are found and	Yes	Prior to commencement of construction activities including structure demolition and tree removal during the bat maternity season	City of Cypress, or designee/ Construction Contractor	If construction activities including structure demolition and tree removal are proposed to occur for the Melia Homes Lot 14 Project during the bat maternity season (April 1 to August 31), the construction contractor will retain a qualified biologist and adhere to the

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No.	Regulatory Compliance Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion	Responsible Party	Comments
	the project would result in impacts to roosting bats, the biologist shall coordinate with the California Department of Fish and Wildlife (CDFW) to establish appropriate avoidance buffers around all maternity roost sites, and no construction work shall occur within the buffers until the completion of the maternity season. If deemed necessary through coordination with CDFW, additional measures could include two-step removal of any trees containing maternity roosts (outside of the maternity season), preparation of a Bat Habitat Mitigation and Monitoring Plan (BHMMP), and humane bat eviction/ exclusion.				requirements of this measure.
RC-BIO-2	**Regulatory Compliance Measure BIO-2:** Preconstruction Nesting Bird Surveys and Active Nest Avoidance Buffers. If potential bird nesting habitat is to be removed from a portion of the Buildout Area in connection with a specific development project during the avian nesting season (January 1 through August 31), including structures, trees, shrubs, and suitable groundnesting areas, a qualified biologist shall conduct a nesting bird survey in such portion of the Buildout Area within 3 days prior to the commencement of structure demolition, vegetation removal, or other construction activities that could remove suitable nesting habitat. If no nesting birds are identified, no additional survey is required. If at any time an active nest is identified, the biologist shall establish suitable buffers around the nests that consider the ecology of the species present and the location of construction activities to ensure that disruption of nesting does not occur. The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.	Yes	Prior to the commencement of construction activities including removal of structures, trees, shrubs, and suitable groundnesting areas, during the avian nesting season (January 1 through August 31)	City of Cypress, or designee/ Construction Contractor	If construction activities including removal of structures, trees, shrubs, and suitable groundnesting areas, are proposed to occur for the Melia Homes Lot 14 Project during the avian nesting season (January 1 through August 31), the construction contractor will retain a qualified biologist and adhere to the requirements of this measure.

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No.	Regulatory Compliance Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion	Responsible Party	Comments
4.5: Cultural Resources					
RC-CUL-1	**Regulatory Compliance Measure CUL-1:** Unknown Archaeological Resources. In the event that archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the Orange County List of Qualified Archaeologists has evaluated the find in accordance with federal, State, and local guidelines to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code (PRC). A future project applicant and its construction contractor shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. Any found deposits shall be treated in accordance with federal, State and local guidelines, including those set forth in PRC Section 21083.2. Prior to commencement of grading activities, the Director of the City of Cypress (City) Community Development Department, or designee, shall verify that all project grading and construction plans include specific requirements regarding California PRC (Section 21083.2[g]) and the treatment of archaeological resources as specified above.	Yes	During excavation, grading, or construction activities	City of Cypress, or designee/ Construction Contractor	If during construction of the Melia Homes Lot 14 Project archaeological resources are discovered, work within 50 feet of the find will cease and the construction contractor will retain a qualified archaeologist from the Orange County List of Qualified Archaeologists to adhere to this measure.
RC-CUL-2	**Regulatory Compliance Measure CUL-2:** Human Remains. In the event that human remains are encountered on the project site, work within 50 feet of the discovery shall be redirected and the County Coroner notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the	Yes	During excavation, grading, or construction activities	City of Cypress, or designee/ Construction Contractor	If during construction of the Melia Homes Lot 14 Project human remains are encountered, work within 50 feet of the discovery shall be redirected, and the County Coroner shall be notified immediately consistent with the requirements of California Code of Regulations (CCR) Section

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No.	Regulatory Compliance Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion	Responsible Party	Comments
	permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City of Cypress shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Prior to the issuance of grading permits, the Director of the City of Cypress Community Development Department, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.				15064.5(e), and the construction contract would follow the procedures as outlined in this measure.
4.7: Geology and Soils					
RC-GEO-1	**Regulatory Compliance Measure GEO-1:** Compliance with Seismic and Standards in the Building Code. Prior to issuance of any building permit within the Buildout Area, the City of Cypress (City) Engineer, Building Official, or their designee, and a future project applicant's soils engineer shall review the building plans to verify that the structural design conforms to the requirements of the City of Cypress' latest adopted edition of the California Building Standards Code. Structures and walls shall be designed in accordance with applicable sections of the City's Building Code.	Yes	Prior to issuance of the building permit	Project Applicant	The City of Cypress Engineer, Building Official, or their designee, and the Project Applicant's soils engineer for the Melia Homes Lot 14 Project will review the building plans to verify that the structural design conforms to the requirements of the City of Cypress' latest adopted edition of the California Building Standards Code in compliance with this measure.

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No.	Regulatory Compliance Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion	Responsible Party	Comments
4.9: Hazards and Hazardous Materials					
RC-HAZ-1	**Regulatory Compliance Measure HAZ-1:** Federal Aviation Regulation Title 14 Part 77. A future project applicant/developer shall notify the Federal Aviation Administration (FAA) of any proposed structure(s) that would penetrate the 100 to 1 imaginary surface that surrounds the runway at Joint Forces Training Base Los Alamitos at least 45 days prior to beginning construction.	Yes	At least 45 days prior to beginning construction	Project Applicant/ FAA	The Project Applicant for the Melia Homes Lot 14 Project will adhere to the notification requirements of this measure if applicable.
4.10: Hydrology and Water Quality					
RC-HYD-1	**Regulatory Compliance Measure HYD-1:** Construction General Permit. If construction of future projects associated with the proposed project would disturb greater than 1 acre of soil, prior to commencement of construction activities within the proposed Buildout Area, the Construction Contractor shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, Order WQ 2022-0057-DWQ, NPDES No. CAS000002 (Construction General Permit), or any other subsequent permit. This shall include submission of Permit Registration Documents, including permit application fees, a Notice of Intent (NOI), a risk assessment, a site plan, a Stormwater Pollution Prevent Plan (SWPPP), a signed certification statement, and any other compliance-related documents required by the permit, to the State Water Resources Control Board via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number is obtained for the project from the SMARTS and provided to the Director of Public Works for the City of Cypress, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. Project construction shall comply with all applicable requirements specified in the Construction General Permit, including but not limited to, preparation of a SWPPP and	Yes	Prior to commencement of construction activities	Construction Contractor	The Melia Homes Lot 14 Project would disturb greater than one acre of soil, and the Construction Contractor would therefore obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities and all other applicable permits, and will comply with the requirements of this measure.

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No.	Regulatory Compliance Measures	Applicable to the Melia Homes Lot 14 Project (Yes/No)	Timing of Completion	Responsible Party	Comments
	implementation of construction site best management practices (BMPs) to address all construction-related activities, equipment, and materials that have the potential to impact water quality for the appropriate risk level identified for the project. The SWPPP shall identify the sources of pollutants that may affect the quality of storm water and shall include BMPs (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs) to control the pollutants in storm water runoff. Upon completion of construction activities and stabilization of the Buildout Area, a Notice of Termination (NOT) shall be submitted via SMARTS. If construction of future projects associated with the proposed project would disturb less than 1 acre of soil, prior to commencement of construction activities within the Buildout Area, the Construction Contractor shall provide evidence that project construction would comply with Section 4.106 of the 2019 California Green Building Standards Code (CALGreen Code). Section 4.106 of the CALGreen Code requires implementation of BMPs to prevent flooding and erosion and to retain sediment on site (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs).				
RC-HYD-2	**Regulatory Compliance Measure HYD-2:** If groundwater dewatering is required during excavation activities, the Applicant/City shall obtain coverage under the General Waste Discharge Requirements for Discharges to Surface Waters that Pose an Insignificant (De Minimis) Threat to Water Quality, Order No. R8-2020-0006, NPDES No. CAG998001 (Construction Dewatering Permit). This shall include submission of a Notice of Intent (NOI) for coverage under the permit to the Santa Ana Regional Water Quality Control Board (RWQCB) at least 45 days prior to the start of dewatering. Groundwater dewatering activities shall comply with all applicable provisions in the permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of	Yes	Prior to issuance of grading permit	City of Cypress/ Project Applicant	If groundwater dewatering is required during excavation activities for the Melia Homes Lot 14 Project, the Applicant/City will obtain coverage under the General Waste Discharge Requirements for Discharges to Surface Waters that Pose an Insignificant (De Minimis) Threat to Water Quality, Order No. R8-2020-0006,

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	groundwater dewatering activities, a Notice of Termination shall be submitted to the Santa Ana RWQCB.				NPDES No. CAG998001 (Construction Dewatering Permit) and will adhere to the requirements of this measure.
RC-HYD-3	**Regulatory Compliance Measure HYD-3:** Orange County MS4 Permit/City Municipal Code. Prior to issuance of a grading permit for future projects associated with the proposed project, the future project Applicant shall prepare and submit a final project-specific water quality management plan (WQMP) to specify BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff in compliance with the Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff Orange County, Order R8-2009-0030, NPDES No. CAS618030, as amended by Order No. R8-2010-0062 (Orange County MS4 Permit), Orange County Drainage Area Management Plan (DAMP), and the City of Cypress Local Implementation Plan (LIP). The WQMP shall also incorporate the results of the Final Hydrology and Hydraulic Analyses to demonstrate that the bioretention facilities meet the hydromodification requirements of the Orange County MS4 Permit and Chapter 13-23 of the Cypress Municipal Code. The City Engineer/Public Works Director, or designee, shall ensure that the BMPs specified in the WQMP are incorporated into the final project design of future projects associated with the proposed project.	Yes	Prior to issuance of grading permit	Project Applicant	The Project Applicant will prepare and submit a WQMP to the County of Orange and ensure that the WQMP adhere to all the requirements outlined in this measure, and the City Engineer/Public Works Director, or designee, will ensure that the BMPs specified in the WQMP are incorporated into the final Project design in accordance with this measure.
4.13: Noise					
RC-NOI-1	**Regulatory Compliance Measure NOI-1:** The construction contractor shall limit all construction related activities to between the hours 7:00 a.m. and 8:00 p.m. on weekdays and between the hours of 9:00 a.m. and 8:00 p.m. on Saturdays. No construction shall be permitted	Yes	During construction	Construction Contractor	The construction contractor for the Melia Homes Lot 14 Project will adhere to the

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	outside of these hours or on Sundays or a federal holiday with the exception of certain construction activities that are time sensitive and require a 24-hour rotation. In those situations, a temporary use permit can be obtained from the City of Cypress' Community Development Director.				construction hours as outlined in this measure.
RC-NOI-2	**Regulatory Compliance Measure NOI-2:** Mechanical equipment, including air conditioning units in residential and non-residential zoning districts, shall be enclosed within a structure or completely screened from view from surrounding properties by the use of a fence or wall consistent with Section 3.11.100(b) of the City of Cypress Municipal Code. Additionally, prior to the issuance of building permits, a future applicant/developer shall demonstrate, to the satisfaction of the City Director of Community Development, or designee, that on-site stationary noise sources, such as air conditioners, shall not exceed City noise standards as stated within the City's Municipal Code Sections 13-68 and 13-69.	Yes	Prior to operation	Project Applicant	The Project Applicant will ensure that mechanical equipment that is planned to be included as part of the Melia Homes Lot 14 Project will adhere to the conditions of this measure.
4.15: Public Services					
RC-PS-1	**Regulatory Compliance Measure PS-1:** Any future projects implemented within the Buildout Area in accordance with the City of Cypress (City) Cypress Town Center and Commons Specific Plan 3.0 (Specific Plan) would be required to coordinate with the Orange County Fire Authority (OCFA) to determine the appropriate development impact fees required to offset potential impact to OCFA staffing and service ability. Prior to the approval of such projects, the designated site developer shall enter into a Secured Fire Protection Agreement with OCFA that details the agreed-upon development impact fees required for the project.	Yes	Prior to Project approval	Project Applicant/ OCFA	The Project Applicant for the Melia Homes Lot 14 Project will coordinate with OCFA to determine the appropriate development impact fees and will enter into a Secured Fire Protection Agreement with OCFA per the requirements of this measure.
RC-PS-2	**Regulatory Compliance Measure PS-2:** Payment of School Fees. Prior to issuance of any building permits within the Buildout Area in accordance with the Specific Plan, the applicant/ developer of future development projects facilitated by the proposed project shall	Yes	Prior to issuance of building permits	Director of the City of Cypress Community	The Project Applicant for the Melia Homes Lot 14 Project will provide proof of the payment of school fee in

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	provide proof to the Director of the City of Cypress Community Development Department, or designee, that payment of all applicable school fees has been made to the appropriate school district(s) in compliance with Section 65995 of the California Government Code.			Development Department, or designee/ Project Applicant	accordance with Section 65995 of the California Government Code and this measure.
RC-PS-3	**Regulatory Compliance Measure PS-3:** Dedication of Parkland and/or Payment of Park Fees. Prior to issuance of any building permits within the Buildout Area in accordance with the Cypress Town Center and Commons Specific Plan 3.0 (Specific Plan), a future applicant/developer shall provide proof of compliance with the applicable provisions of Chapter 25 (Subdivisions), Article VI, Park and Recreational Facilities, of the City of Cypress Municipal Code.	Yes	Prior to issuance of building permits	Director of the City of Cypress Community Development Department, or designee/ Project Applicant	The Project Applicant for the Melia Homes Lot 14 Project will provide proof of compliance with the applicable provisions of Chapter 25 (Subdivisions), Article VI, Park and Recreational Facilities, of the City of Cypress Municipal Code in accordance with this measure.
4.19: Utilities and Service Systems					
RC-UTL-1	**Regulatory Compliance Measure UTIL-1:** Construction and Demolition Ordinance. The construction contractor shall comply with the provisions of the City of Cypress Ordinance No. 1166 and the 2022 California Green Building Standards Code, which would reduce construction and demolition waste. Ordinance No. 1166 is codified in Article VIII, Materials Questionnaire for Certain Construction and Demolition Projects within the City of Cypress, in the Cypress Municipal Code.	Yes	During construction	Construction Contractor	The construction contractor for the Melia Homes Lot 14 Project will adhere to the requirements relating to the reduction of construction and demolition waste in accordance with the City of Cypress Ordinance No. 1166 and the 2022 California Green Building Standards Code as required by this measure.